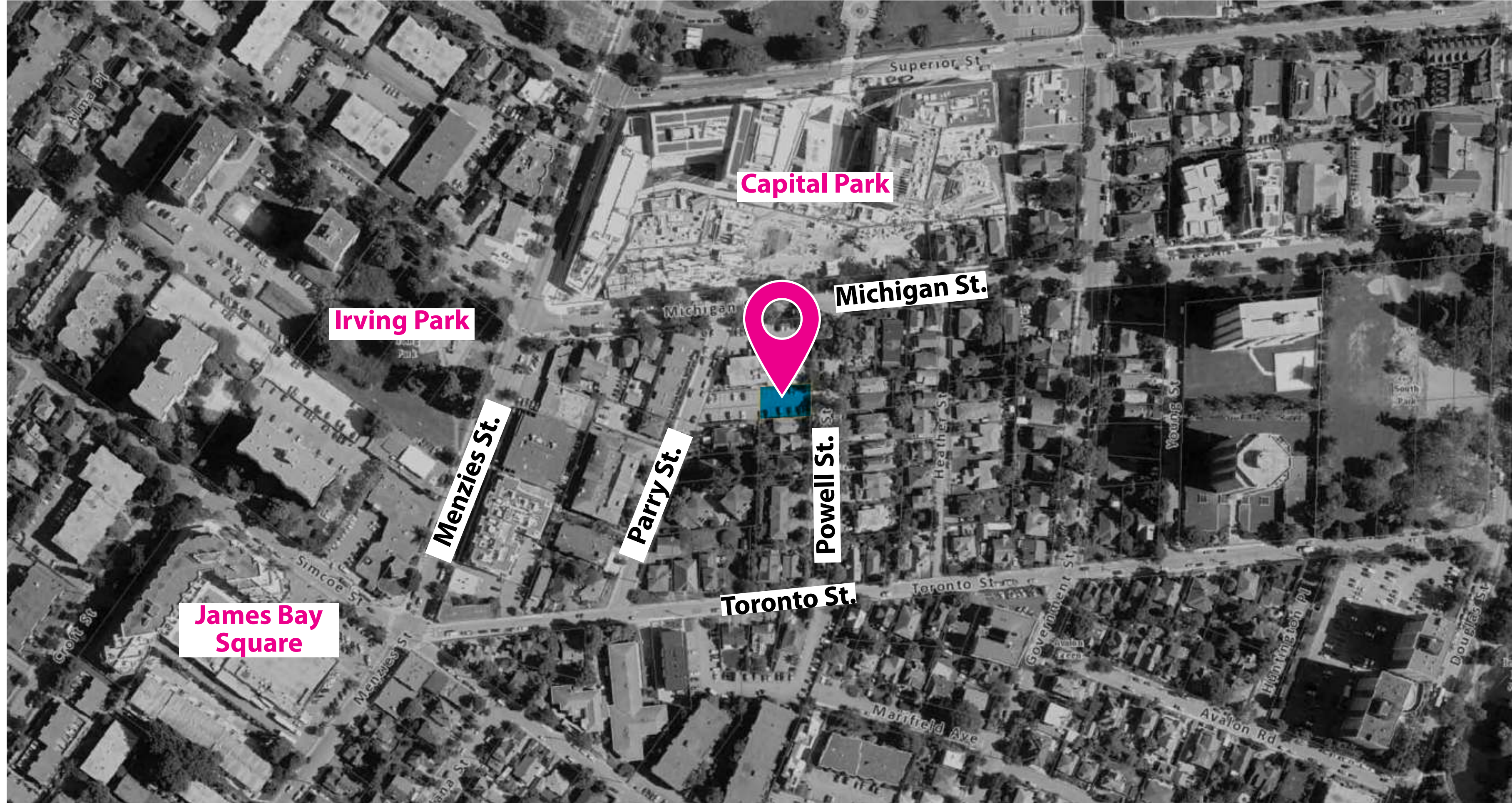


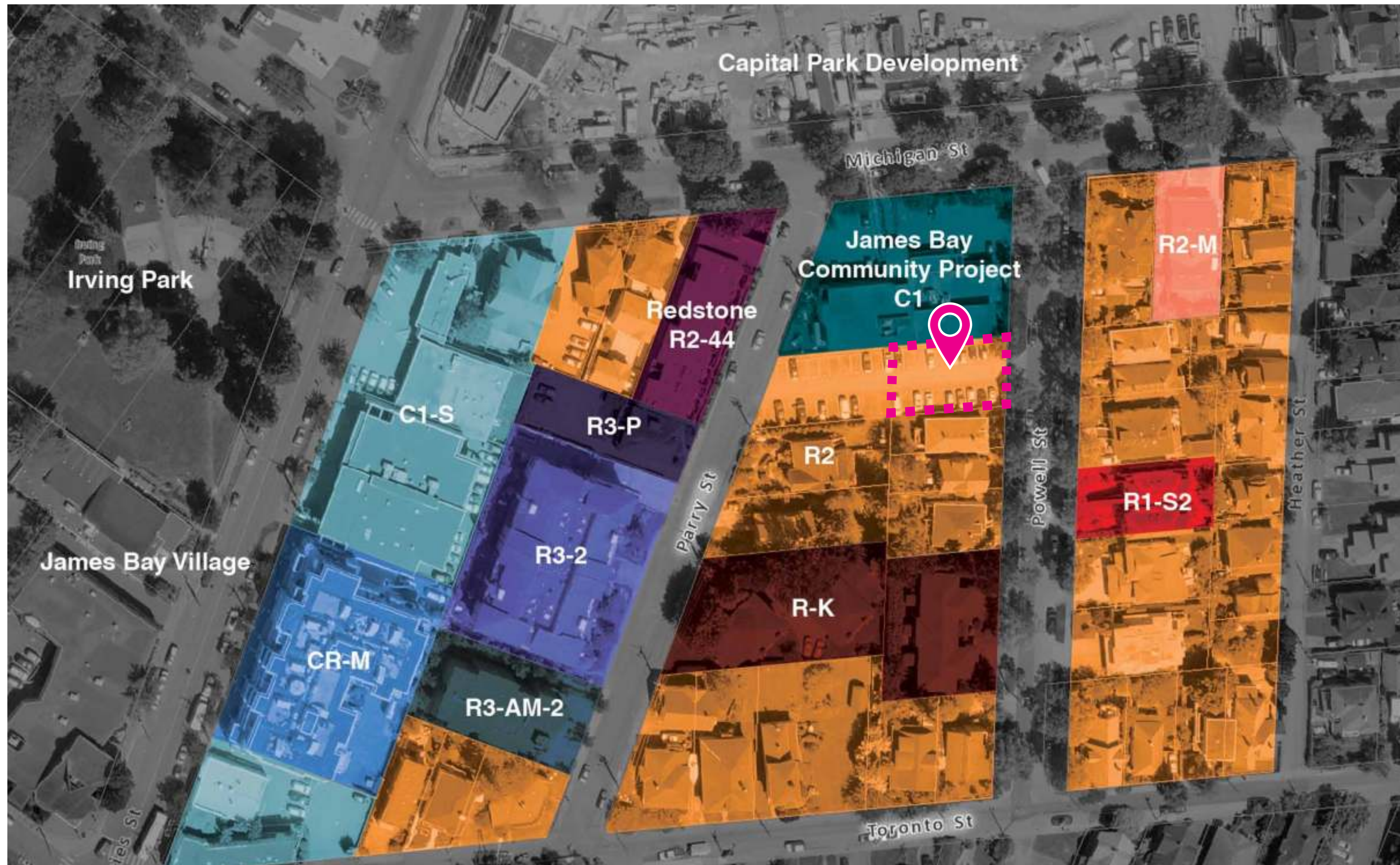
**430 Powell St.**



## Neighbourhood Context

The site is adjacent to James Bay Village and half a block from the Capital Park Development. The area offers access to amenities, transportation, and community services.





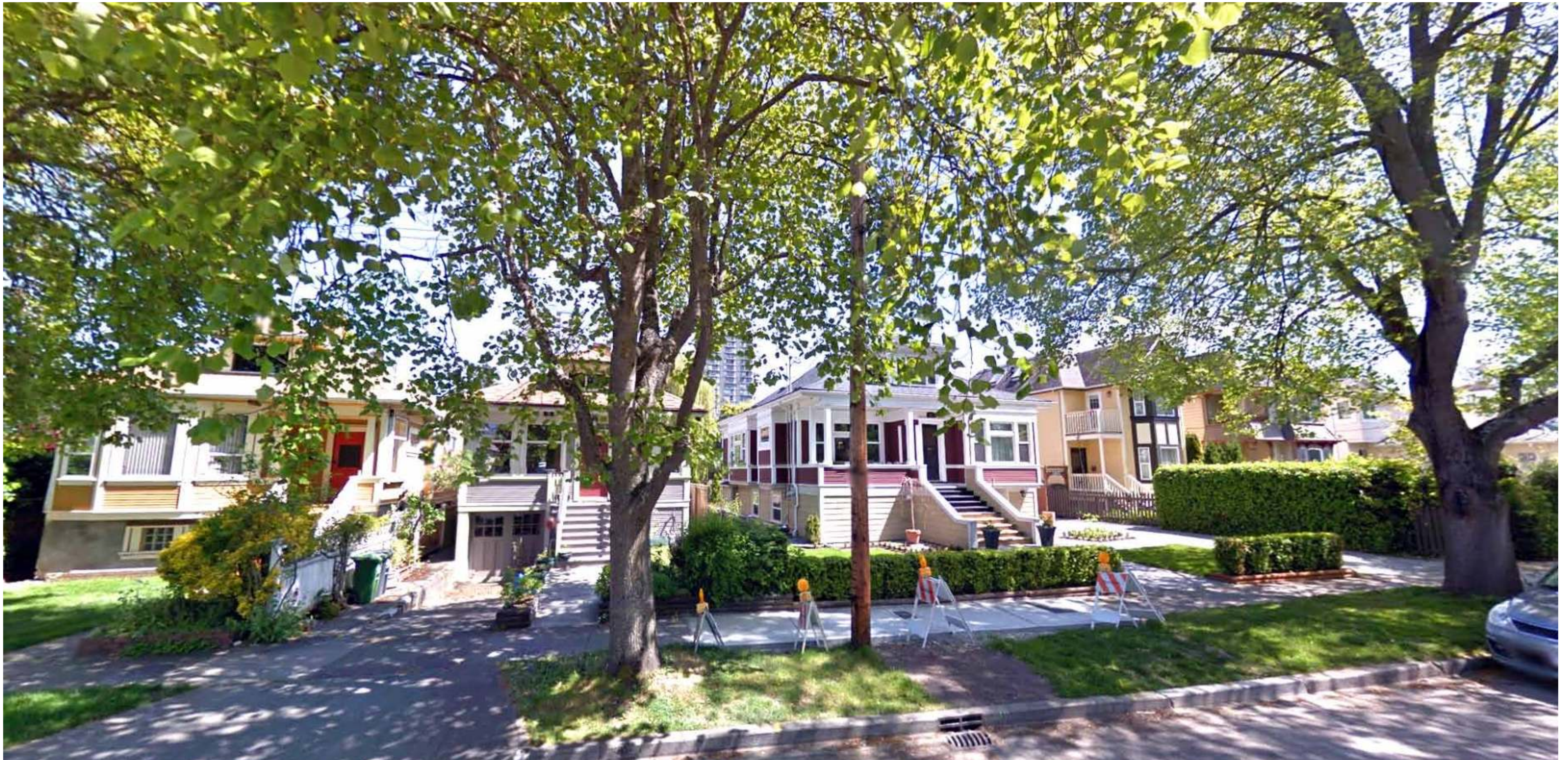
## Zoning Context

Powell Street is diverse and has a range of housing typologies suitable for a variety of tenures, our proposed development will add additional housing options in the community while maintaining a design aesthetic complementary to the immediate context. The site is designated as Traditional Residential according to the OCP.



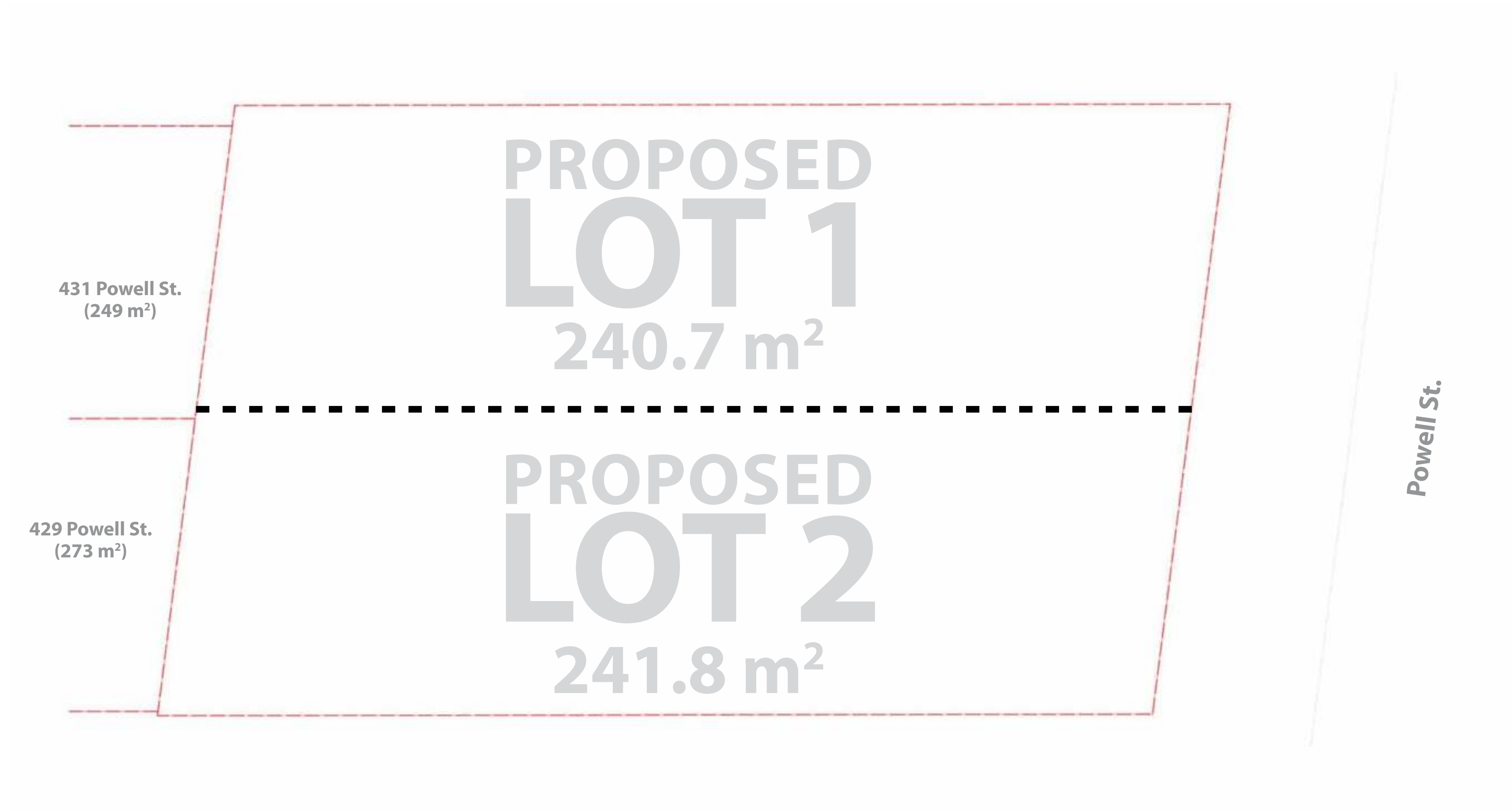
## Street Context

430 Powell St. is legal nonconforming lot that dates back to the original street layout of James Bay; it is currently used as a parking lot.



## **Street Context**

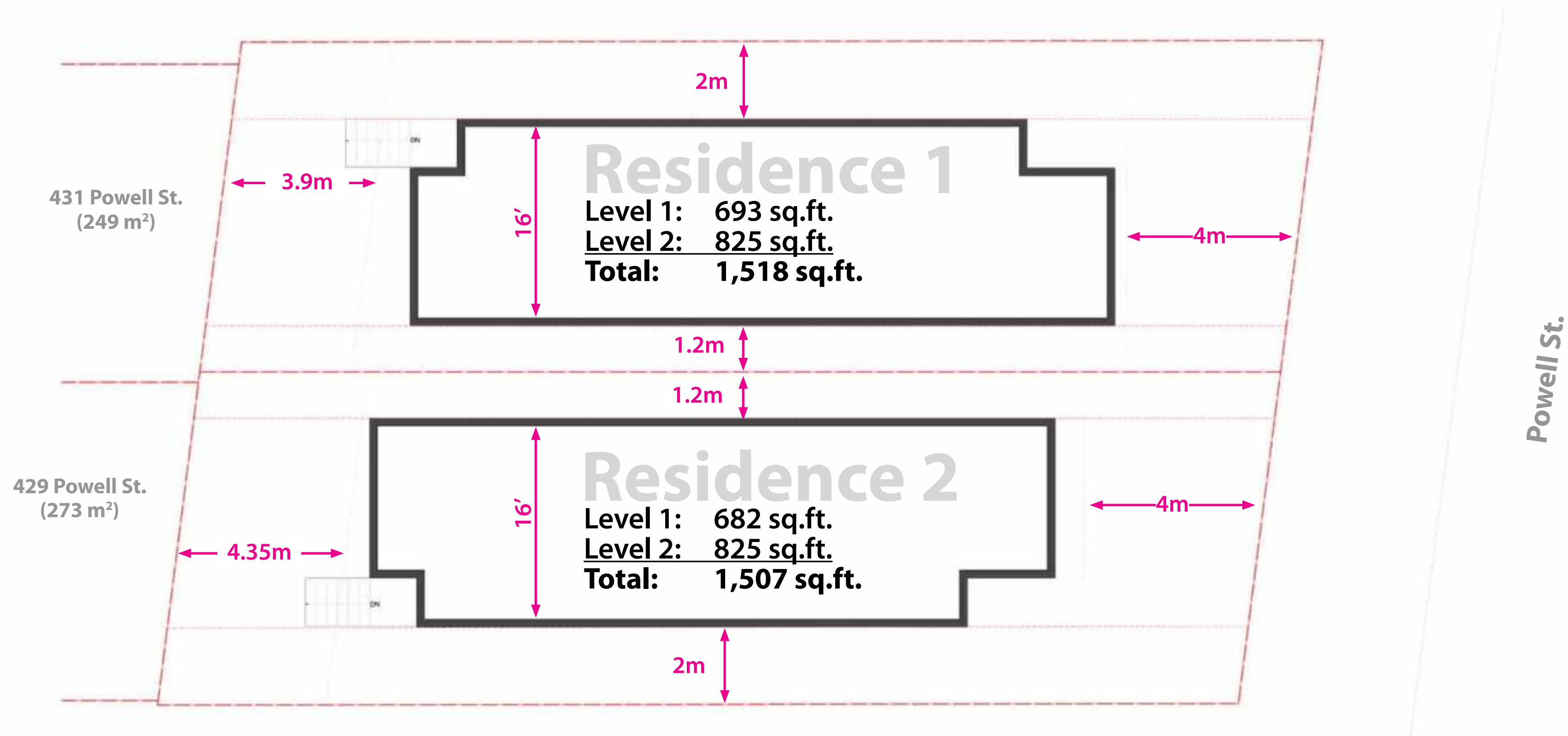
The east side of Powell St. is defined by single family pattern houses.



## Proposed Lots

Our proposal subdivides the existing R-2 zoned lot into 2 smaller lots similar in size to 429 & 431 Parry St.—the neighbouring properties to the west.



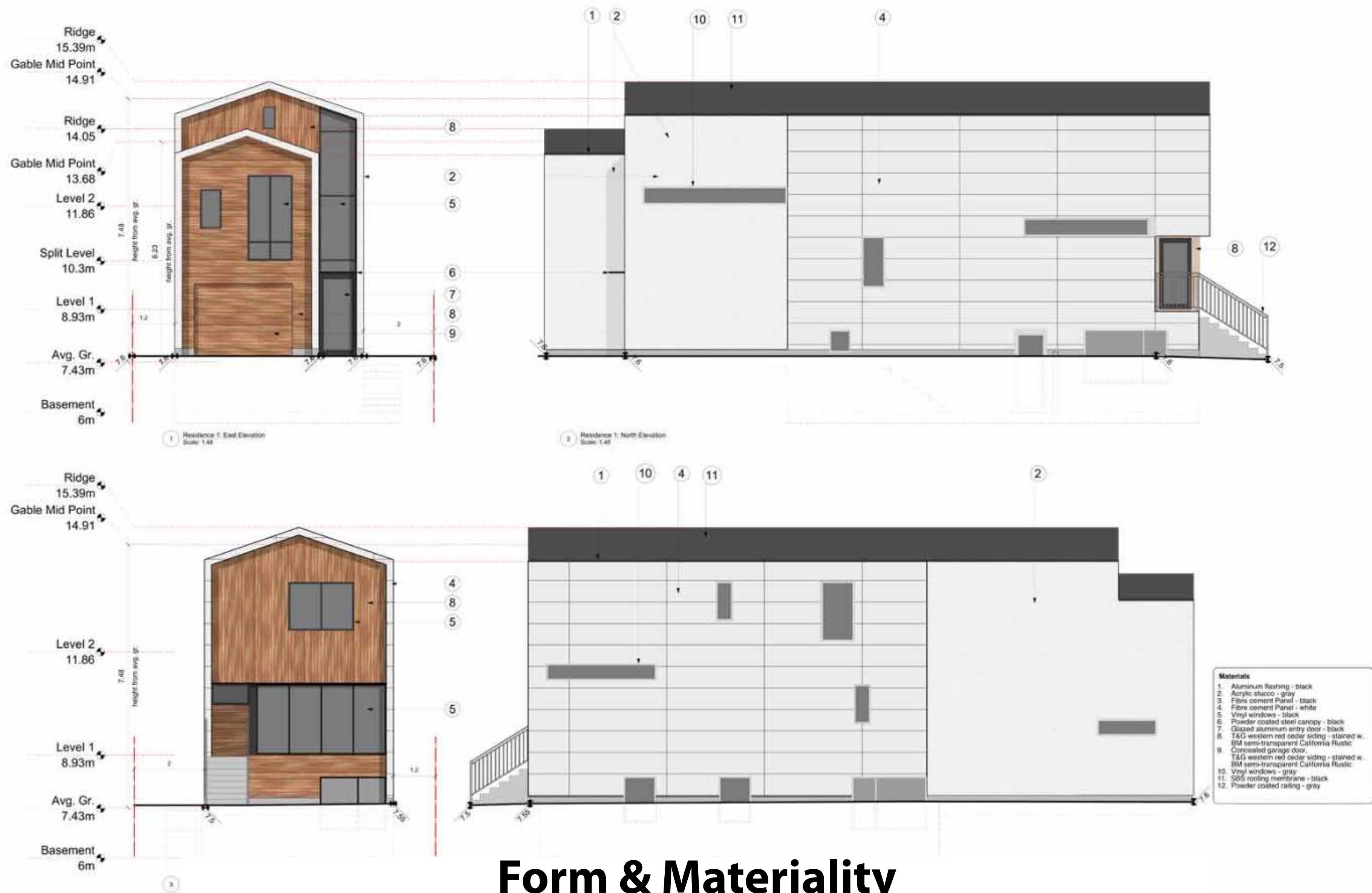


## Proposed Residences

The proposed residences are modest 3 bedroom, 2 bathroom houses including a garage with total floor areas of 1,518 sq.ft. and 1,507 sq.ft. over two storeys.







## Form & Materiality


The design of the 2 proposed residences is a contemporary interpretation of the gable roof form of the traditional pattern houses which define the character of Powell St. The material palette is refined and limited, consisting of acrylic stucco, fibre cement panels, and western red cedar.



## Form & Materiality

The design of the 2 proposed residences is a contemporary interpretation of the gable roof form of the traditional pattern houses which define the character of Powell St. The material palette is refined and limited, consisting of fibre cement panels, and western red cedar.



 Powell St. Context  
Scale: 1:96

## Powell St. Context

The massing of the proposed residence forms a transition between the traditional pattern houses at the southern end of Powell St. and the JBCP building at the northern end while also being complementary in form to the residential character of the street.

# **Questions & Comments**

# 430 Powell St.

Magellan Holdings Ltd

**Project Directory**

**Developer**  
Magellan Holdings Ltd.  
Conrad Nyren  
conradnyren01@gmail.com

**Design**  
Arcata  
924 McClure St. Victoria, BC V8V 3E7  
T. 778.432.3550

**Landscape Design**  
LADR  
3 - 864 Queens Ave. Victoria V8T 1M5  
T. 205.598.0105

**Surveyor**  
Island Land Surveying Ltd.  
117-693 Hoffman Ave. Victoria V9B 4X1  
T. 250.475.1515

**Project Data**

**Civic Address**  
430 Powell St.

**Legal Description**  
Lot A, Lots 1775&1776 Victoria City, Plan EPP28098

**Zoning (existing)**  
R2-Two Family Dwelling District

**Zoning (proposed)**  
TBD (site specific)

**Site Area (existing)**  
482.5 m<sup>2</sup>

**Proposed Residence 1**

**Site Area Proposed Lot 1**  
240.7 m<sup>2</sup>

Gross Floor Area	
Basement:	56.0 m <sup>2</sup>
Main Level:	61.0 m <sup>2</sup>
Split Level:	24.6 m <sup>2</sup>
Level 2:	52.0 m <sup>2</sup>
Garage:	22.0 m <sup>2</sup>
<b>Total:</b>	<b>215.6 m<sup>2</sup></b>

Total Floor Area	
Main Level:	61.0 m <sup>2</sup>
Split Level:	24.6 m <sup>2</sup>
Level 2:	52.0 m <sup>2</sup>
Garage: 22-18.6 stall =	3.4 m <sup>2</sup>
<b>Total:</b>	<b>141.0 m<sup>2</sup></b>

FSR	
Proposed res.	141.0 m <sup>2</sup> /
Lot Area	240.70 m <sup>2</sup>
	<b>0.58:1</b>

Site Coverage	
Allowed (R2):	96.28 m <sup>2</sup> 40.00%
Proposed:	96.00 m <sup>2</sup> 39.88%

Open Site Space	
Proposed res.	96.28 m <sup>2</sup> +
Driveway	27.15 m <sup>2</sup>
Total	123.43 m <sup>2</sup>
Lot Area	240.7 m <sup>2</sup>
	<b>123.43 m<sup>2</sup></b>
Open site space	117.27 m <sup>2</sup>
	<b>48.7%</b>

Average Grade	
	7.43m

Building Height Proposed	
Allowed (R2):	7.6m
Proposed:	2 storey, 7.48m from average grade to gable mid-point.

Number of Storeys	
Allowed (R2):	2
Proposed:	2

Parking	
Required:	1 space per dwelling unit
Proposed:	1

Setbacks	
Allowed as per current R-2 Zone:	
Front	7.5m
Rear	10.7m
Side north	3.0m
Side south	1.5m
Side combined	4.5m

Allowed R1-S2	
Front	6.0m
Rear	6.0m
Side north	2.4m
Side south	2.4m

Proposed	
Front	4.00m
Rear	4.75m to building
	3.9m to stair
Side north	2.00m
Side south	1.20m
Side combined	3.20m

**Proposed Residence 2**

**Site Area Proposed Lot 2**  
Lot 2: 241.8 m<sup>2</sup>

Gross Floor Area	
Basement:	54.0 m <sup>2</sup>
Main Level:	60.0 m <sup>2</sup>
Split Level:	26.6 m <sup>2</sup>
Level 2:	50.0 m <sup>2</sup>
Garage:	22.0 m <sup>2</sup>
<b>Total:</b>	<b>212.6 m<sup>2</sup></b>

Total Floor Area	
Main Level:	60.0 m <sup>2</sup>
Split Level:	26.6 m <sup>2</sup>
Level 2:	50.0 m <sup>2</sup>
Garage: 22-18.6 stall =	3.4 m <sup>2</sup>
<b>Total:</b>	<b>140.0 m<sup>2</sup></b>

FSR	
Proposed res.	140.0 m <sup>2</sup> /
Lot Area	241.8 m <sup>2</sup>
	<b>0.58:1</b>

Site Coverage	
Allowed (R2):	96.72 m <sup>2</sup> 40.00%
Proposed:	96.5 m <sup>2</sup> 39.90%

Open Site Space	
Proposed res.	96.5 m <sup>2</sup> +
Driveway	27.15 m <sup>2</sup>
Total	123.65 m <sup>2</sup>
Lot Area	241.8 m <sup>2</sup>
	<b>123.65 m<sup>2</sup></b>
Open site space	118.15 m <sup>2</sup>
	<b>48.8%</b>

Average Grade	
	7.45m

Building Height Proposed	
Allowed (R2):	7.6m
Proposed:	2 storey, 7.47m from average grade to gable mid-point.

Number of Storeys	
Allowed (R2):	2
Proposed:	2

Parking	
Required:	1 space per dwelling unit
Proposed:	1

Setbacks	
Allowed as per current R-2 Zone:	
Front	7.5m
Rear	10.7m
Side north	3.0m
Side south	1.5m
Side combined	4.5m

Allowed R1-S2	
Front	6.0m
Rear	6.0m
Side north	2.4m
Side south	2.4m

Proposed	
Front	4.00m
Rear	4.53m to building
	4.35m to stair
Side north	1.20m
Side south	2.00m
Side combined	3.20m



1 Context Plan



2 Street Views of Site

**SITE PLAN OF LOTS A, B & C, LOTS 1775 & 1776  
VICTORIA CITY, PLAN EPP28098.**



**NOTE:**  
 Lot dimensions & areas shown are based upon Plan EPP28098.  
 Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments S-110 (Elevation= 10.267m) and S-111 (Elevation= 7.957m).  
 This plan is for building design & permit purposes only and is for the exclusive use of our client.  
 This plan shall not be used to define property lines or property corners.  
 Unregistered interests have not been included or considered.

**LEGEND**

- SS Denotes catch basin
- WM Denotes water meter
- Tree Denotes approximate tree location, diameter and species
- GE Denotes ground elevation
- UP Denotes utility pole
- S Denotes sign

Field survey dated May 13th, 2019.  
 The parcels are subject to Covenant CA3353451



File: B-Magellan-SP  
 Date: May 15, 2019  
**Island Land Surveying Ltd.**  
 117-693 Hoffman Avenue  
 Victoria B.C. V8M 4K1  
 TEL: 250.475.1818 Fax: 250.475.1818  
 www.islandsurveying.ca

© 2019 Island Land Survey

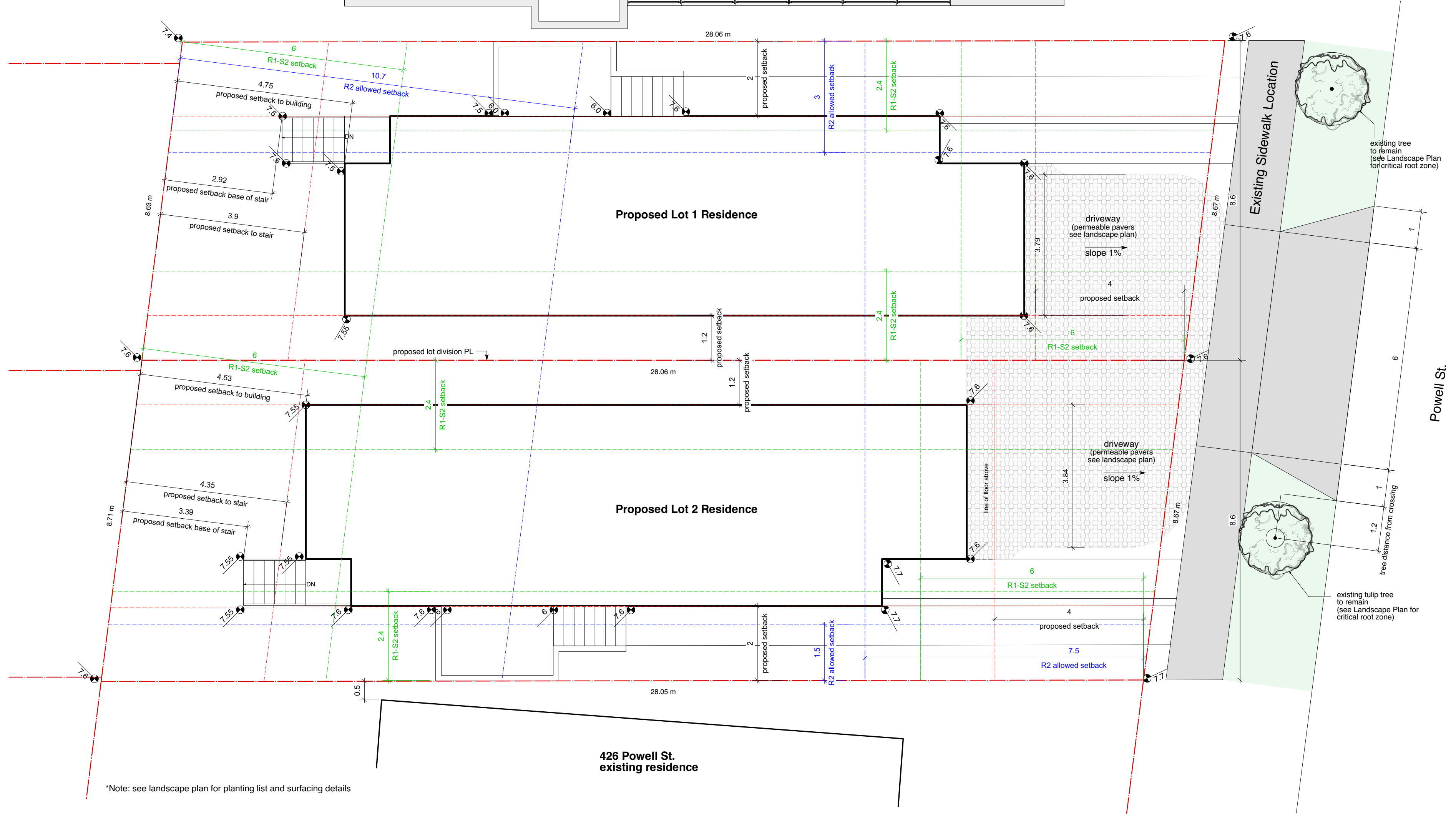


ISSUE  
 July 12, 2020: Application Revisions

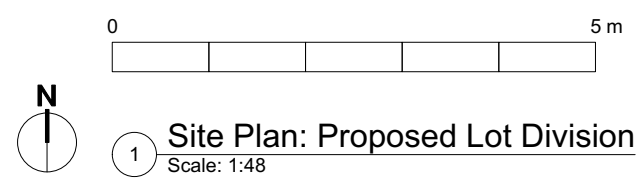
PROJECT  
 430 Powell St.

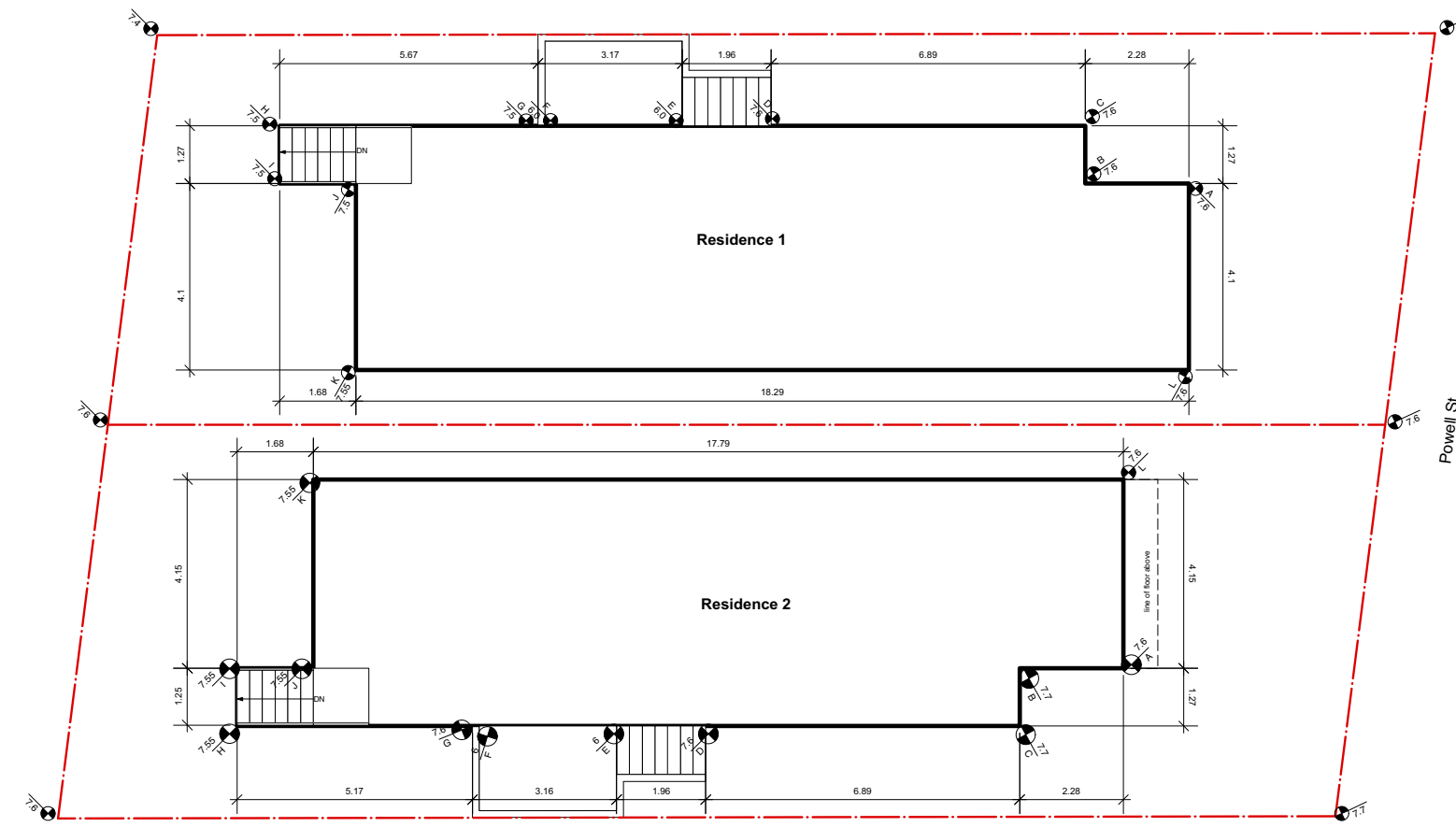
**A 0.2**  
 Survey Plan

James Bay Community Project



\*Note: see landscape plan for planting list and surfacing details





**Average Grade Calculation**

Points		
A & B (7.6 + 7.6) / 2 x 2.28 m		17.33
B & C (7.6 + 7.6) / 2 x 1.27 m		9.05
C & D (7.6 + 7.6) / 2 x 6.89 m		52.36
D & E (7.6 + 6.0) / 2 x 1.96 m		13.33
E & F (6.0 + 6.0) / 2 x 3.17 m		19.02
G & H (7.5 + 7.5) / 2 x 5.67 m		42.52
H & I (7.5 + 7.5) / 2 x 1.27 m		9.52
I & J (7.5 + 7.5) / 2 x 1.68 m		12.60
J & K (7.5 + 7.5) / 2 x 4.1 m		30.85
K & L (7.55 + 7.6) / 2 x 18.29 m		138.55
L & A (7.6 + 7.6) / 2 x 4.10 m		31.16
		<b>376.89</b>

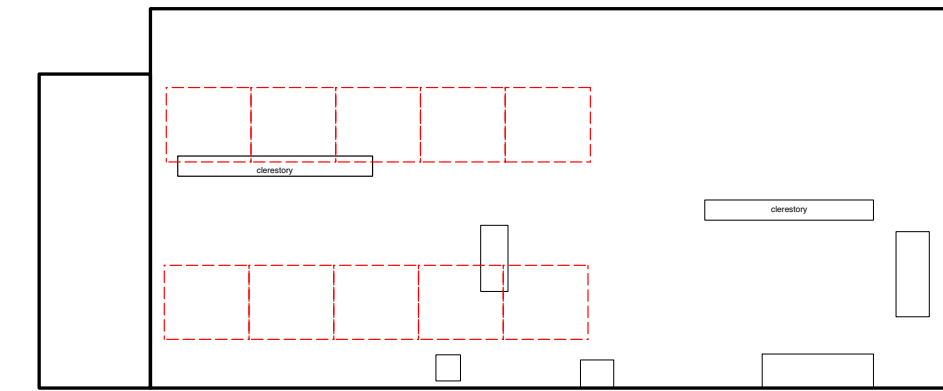
Perimeter of building = 50.67m  
**Average Grade 376.89 / 50.67 = 7.43**

**Average Grade Calculation**

Points		
A & B (7.6 + 7.7) / 2 x 2.28 m		17.44
B & C (7.7 + 7.7) / 2 x 1.27 m		9.78
C & D (7.7 + 7.6) / 2 x 6.89 m		52.70
D & E (7.6 + 6.0) / 2 x 1.96 m		13.33
E & F (6.0 + 6.0) / 2 x 3.16 m		18.96
G & H (7.6 + 7.55) / 2 x 5.17 m		39.16
H & I (7.55 + 7.55) / 2 x 1.25 m		9.44
I & J (7.55 + 7.55) / 2 x 1.68 m		12.68
J & K (7.55 + 7.55) / 2 x 4.15 m		31.33
K & L (7.55 + 7.6) / 2 x 17.79 m		134.76
L & A (7.6 + 7.6) / 2 x 4.15 m		31.54
		<b>371.12</b>

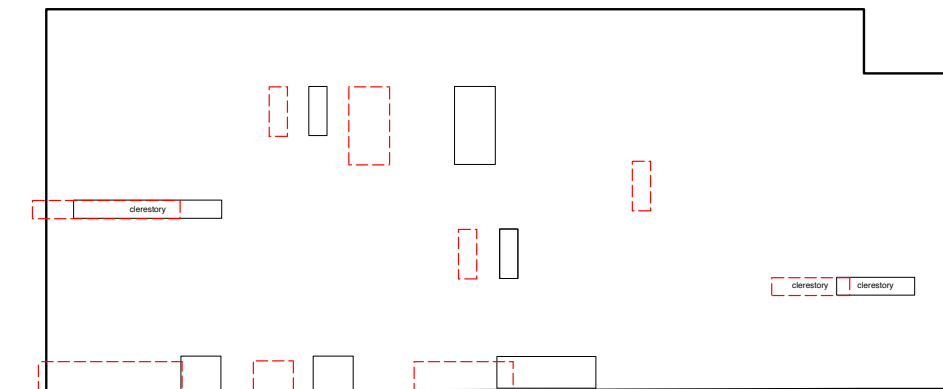
Perimeter of building = 49.77m  
**Average Grade 371.12 / 49.77 = 7.45**

1 Average Grade Plan  
Scale: 1:96



indicates window outline from neighbouring building

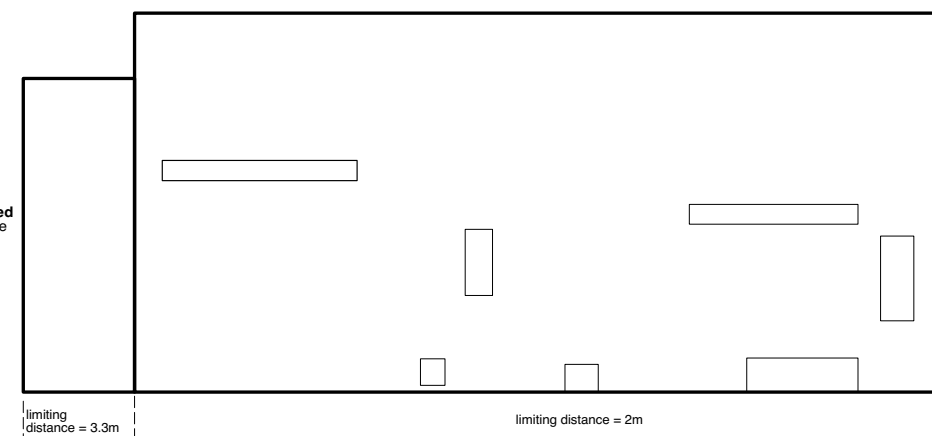
6 Residence 1: North Elevation Neighbouring Building Window Overlay  
Scale: 1:96



indicates window outline from neighbouring building

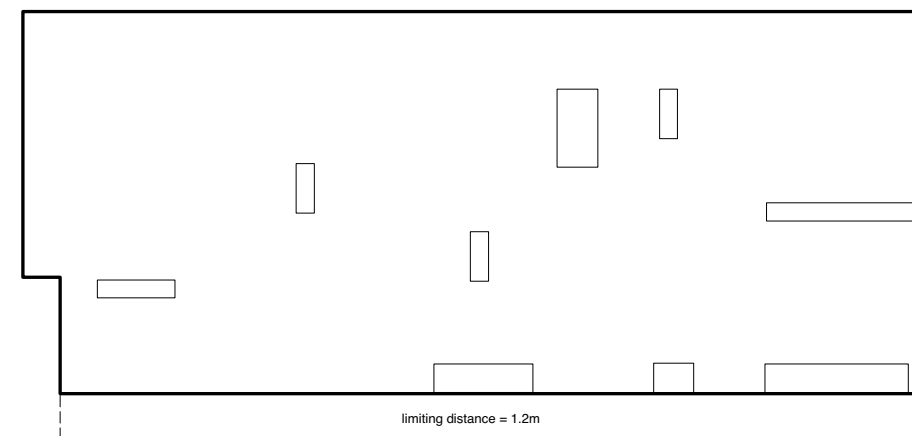
7 Residence 1: South Elevation Neighbouring Building Window Overlay  
Scale: 1:96

Limiting Distance  
3.3m  
Exposing Building Face  
14.72 m<sup>2</sup>  
Glazed Openings  
Proposed: 0 m<sup>2</sup>  
Allowed: 3.05m<sup>2</sup>, 12.3%  
Fire Resistance Rating  
1h  
Type of Construction Required  
Combustible or Noncombustible  
Type of Cladding Required  
Noncombustible



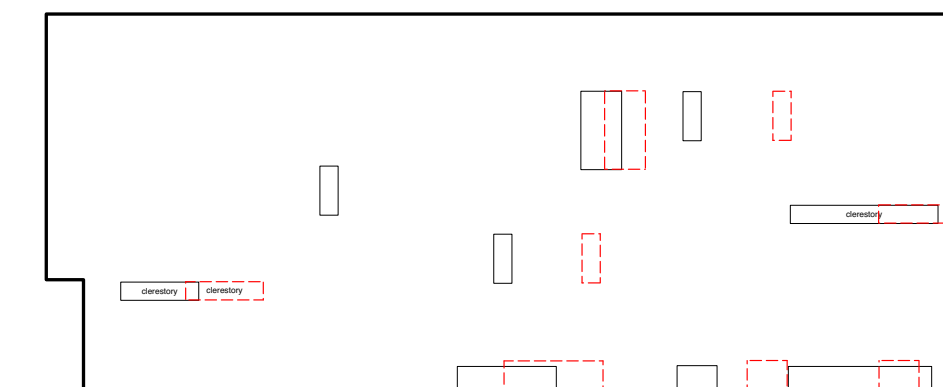
2 Residence 1: North Exposing Building Face  
Scale: 1:96

Limiting Distance  
2m  
Exposing Building Face  
129.4 m<sup>2</sup>  
Glazed Openings  
Proposed: 7.28 m<sup>2</sup>, 5.62%  
Allowed: 9%  
Fire Resistance Rating  
1h  
Type of Construction Required  
Noncombustible  
Type of Cladding Required  
Noncombustible



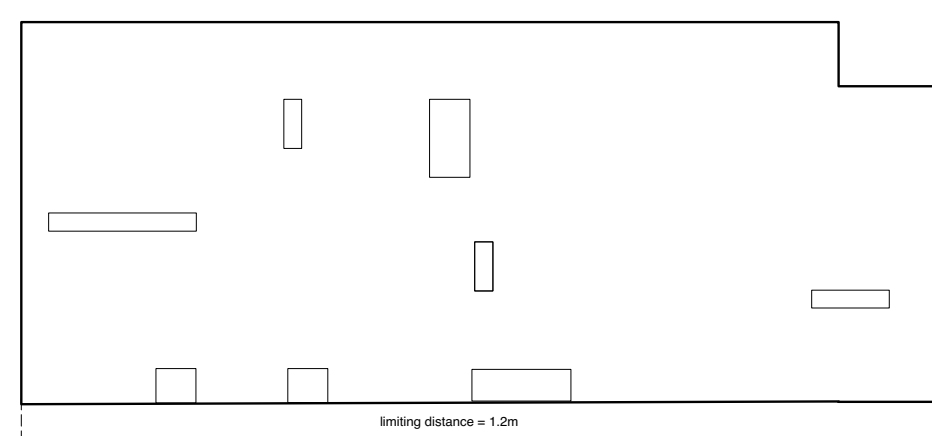
4 Residence 2: North Exposing Building Face  
Scale: 1:96

Limiting Distance  
1.2m  
Exposing Building Face  
143.7 m<sup>2</sup>  
Glazed Openings  
Proposed: 7.66 m<sup>2</sup>, 5.3%  
Allowed: 7%  
Fire Resistance Rating  
1h  
Type of Construction Required  
Noncombustible  
Type of Cladding Required  
Noncombustible



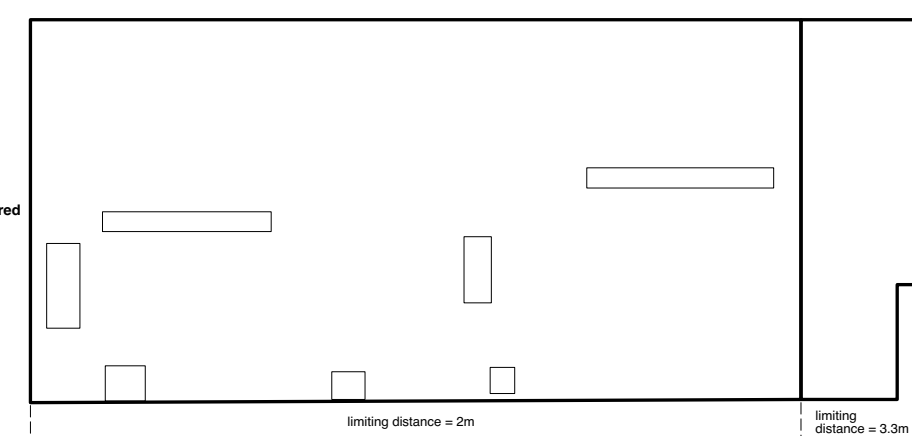
8 Residence 2: North Elevation Neighbouring Building Window Overlay  
Scale: 1:96

Limiting Distance  
1.2m  
Exposing Building Face  
144.9 m<sup>2</sup>  
Glazed Openings  
Proposed: 6.67 m<sup>2</sup>, 4.6%  
Allowed: 7%  
Fire Resistance Rating  
1h  
Type of Construction Required  
Noncombustible  
Type of Cladding Required  
Noncombustible



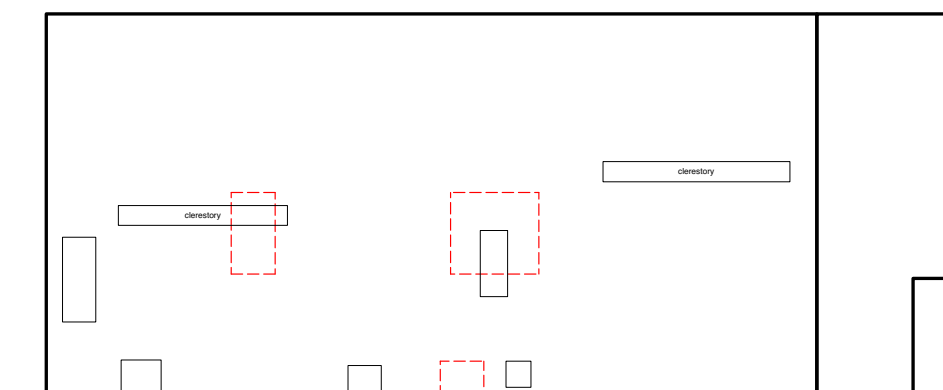
3 Residence 1: South Exposing Building Face  
Scale: 1:96

Limiting Distance  
2m  
Exposing Building Face  
123.74 m<sup>2</sup>  
Glazed Openings  
Proposed: 6.2 m<sup>2</sup>, 5%  
Allowed: 9%  
Fire Resistance Rating  
1h  
Type of Construction Required  
Noncombustible  
Type of Cladding Required  
Noncombustible

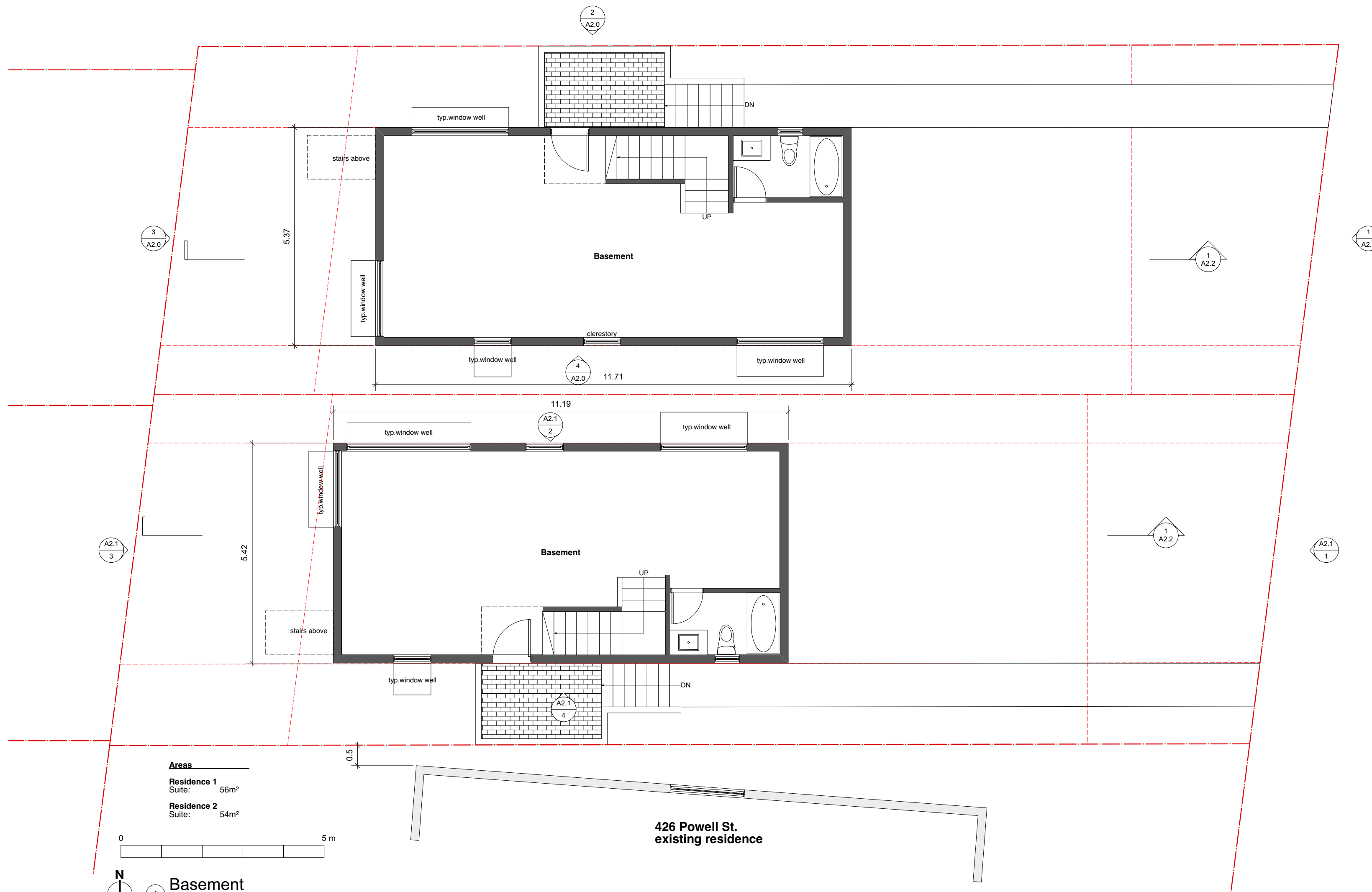


5 Residence 2: South Exposing Building Face  
Scale: 1:96

Limiting Distance  
3.3m  
Exposing Building Face  
19.5 m<sup>2</sup>  
Glazed Openings  
Proposed: 0m<sup>2</sup>  
Allowed: 12.3%  
Fire Resistance Rating  
1h  
Type of Construction Required  
Noncombustible  
Type of Cladding Required  
Noncombustible

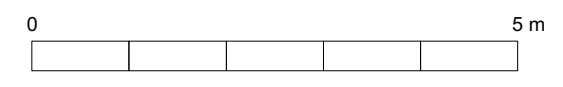


9 Residence 2: South Elevation Neighbouring Building Window Overlay  
Scale: 1:96



**Areas**

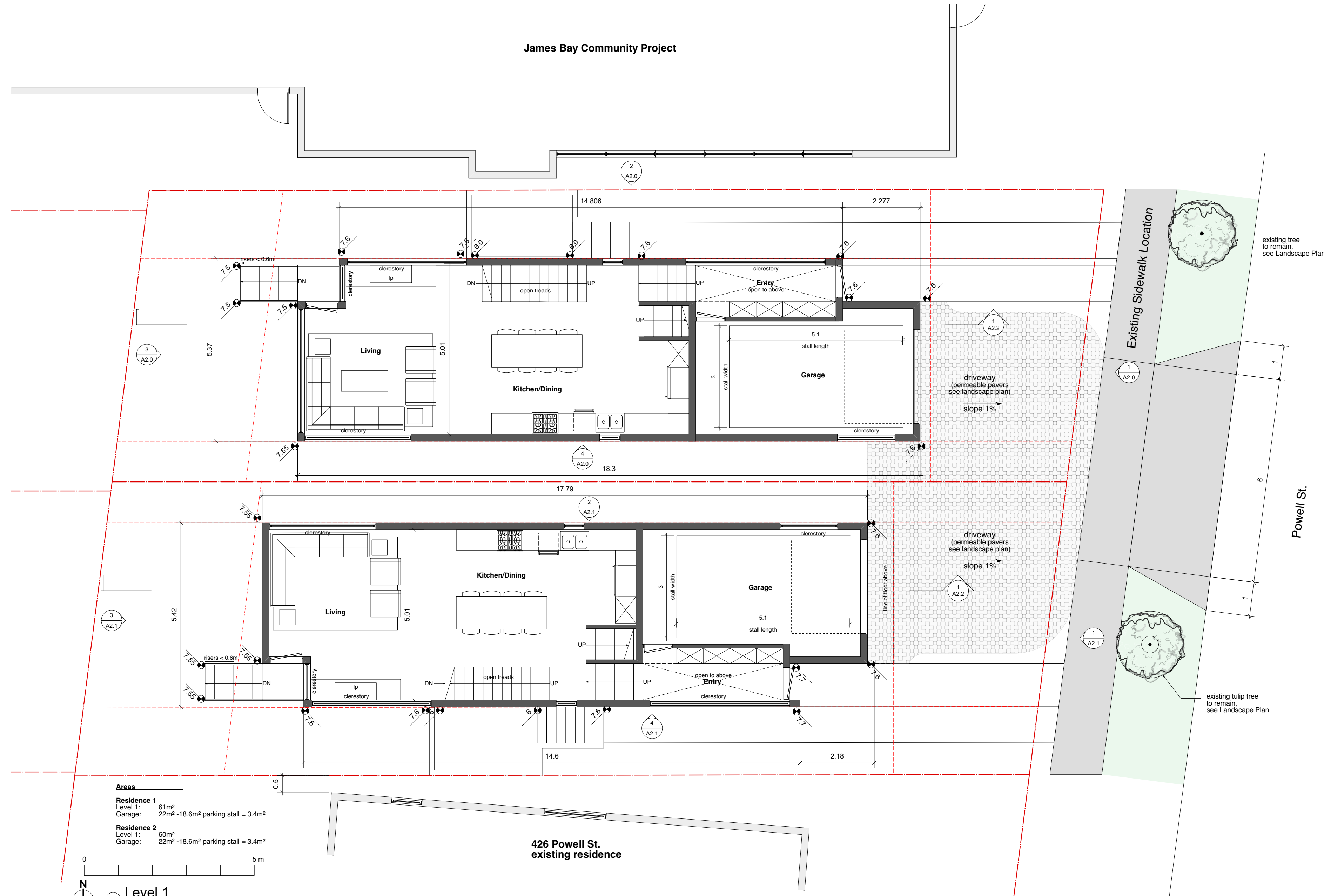
- Residence 1 Suite: 56m<sup>2</sup>
- Residence 2 Suite: 54m<sup>2</sup>



**Basement**  
Scale: 1:48

426 Powell St.  
existing residence

James Bay Community Project



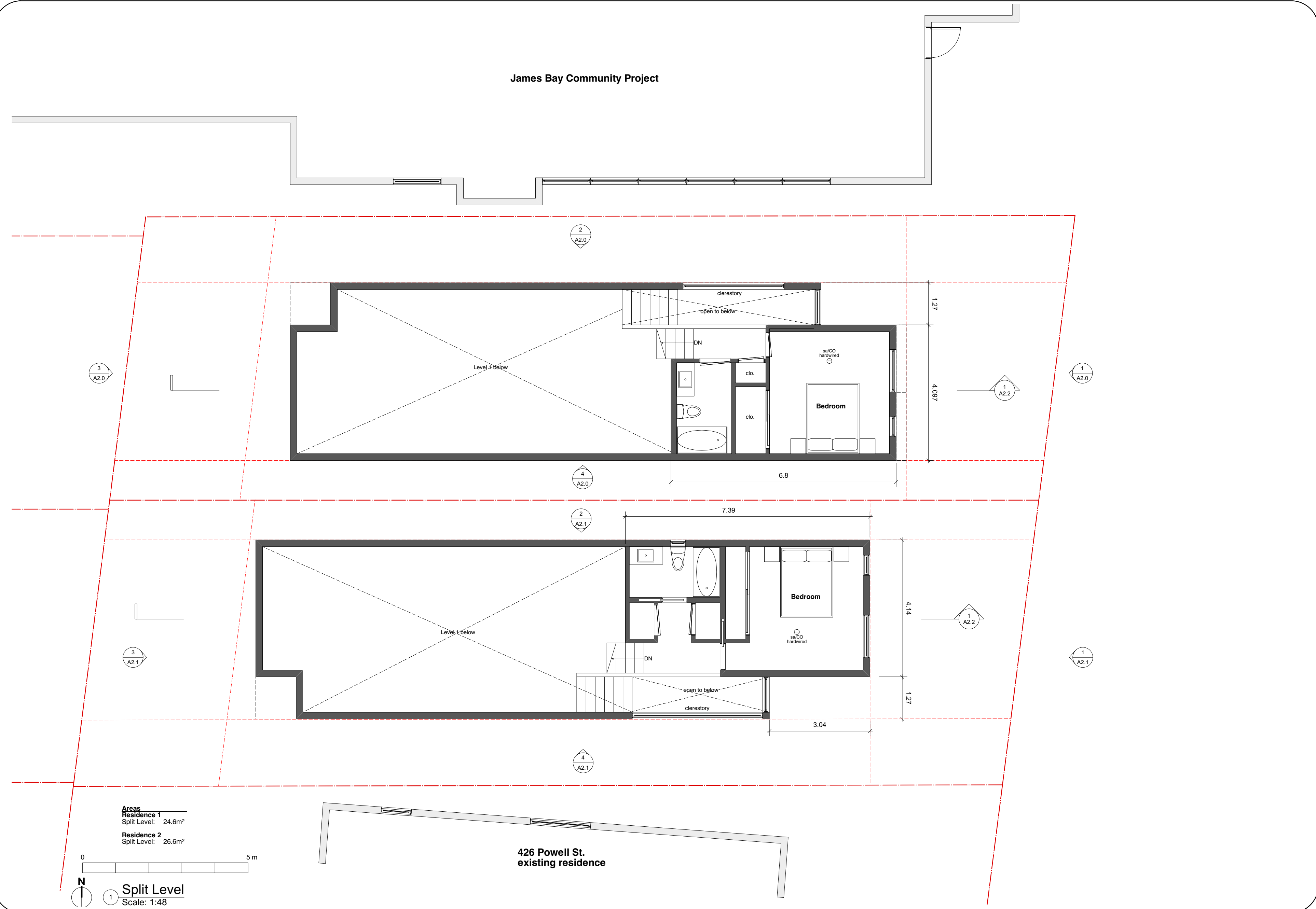
**Areas**

<b>Residence 1</b>	
Level 1:	61m <sup>2</sup>
Garage:	22m <sup>2</sup> - 18.6m <sup>2</sup> parking stall = 3.4m <sup>2</sup>
<b>Residence 2</b>	
Level 1:	60m <sup>2</sup>
Garage:	22m <sup>2</sup> - 18.6m <sup>2</sup> parking stall = 3.4m <sup>2</sup>



426 Powell St.  
existing residence

James Bay Community Project

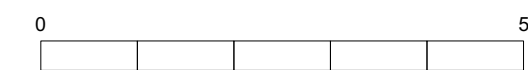


Areas  
Residence 1  
Split Level: 24.6m<sup>2</sup>  
Residence 2  
Split Level: 26.6m<sup>2</sup>

James Bay Community Project



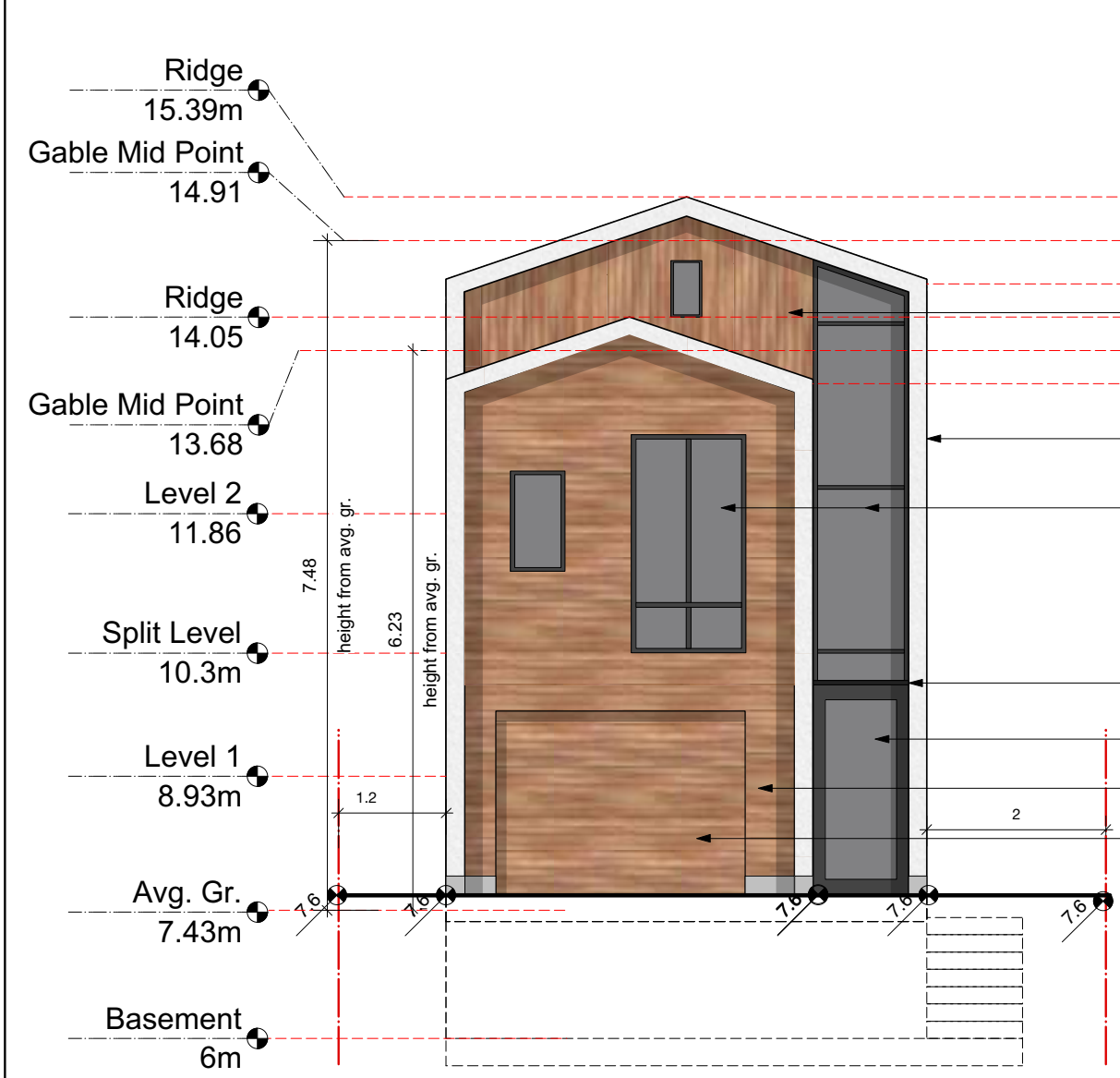
**Areas**  
Residence 1  
Level 2: 52m<sup>2</sup>  
Residence 2  
Level 2: 50m<sup>2</sup>



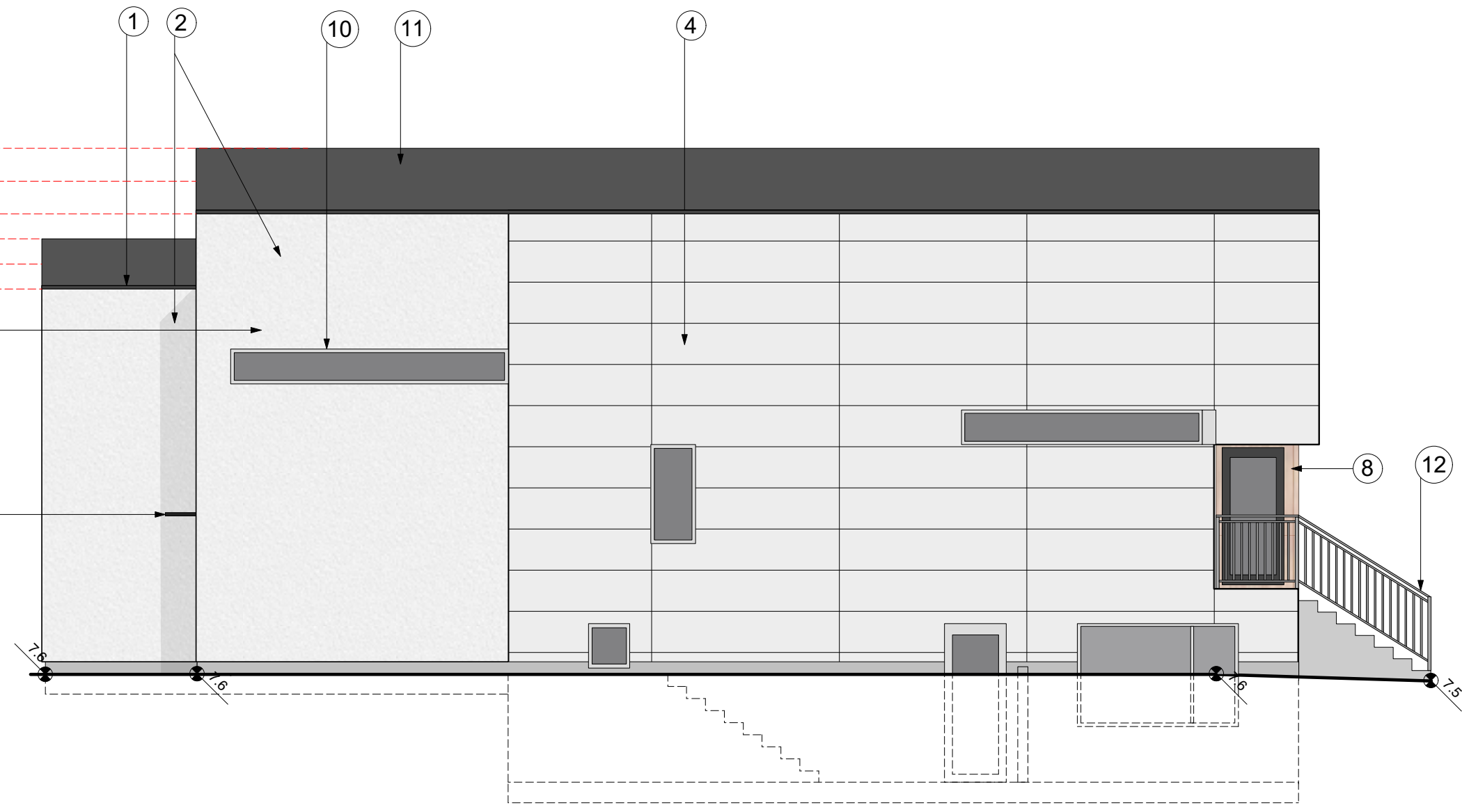
**Level 2**  
Scale: 1:48

ISSUE  
July 12, 2020: Application Revisions

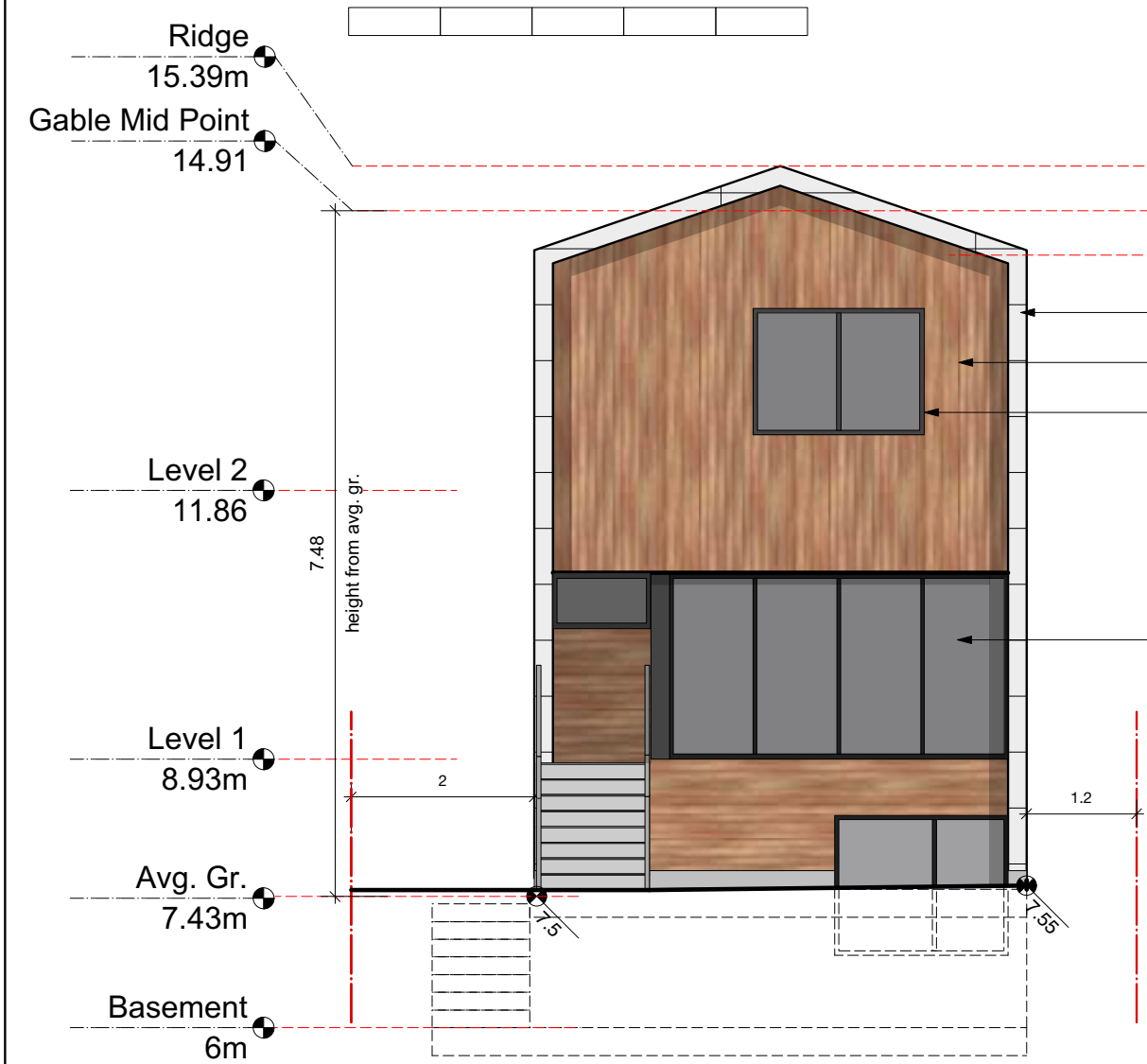
PROJECT  
430 Powell St.



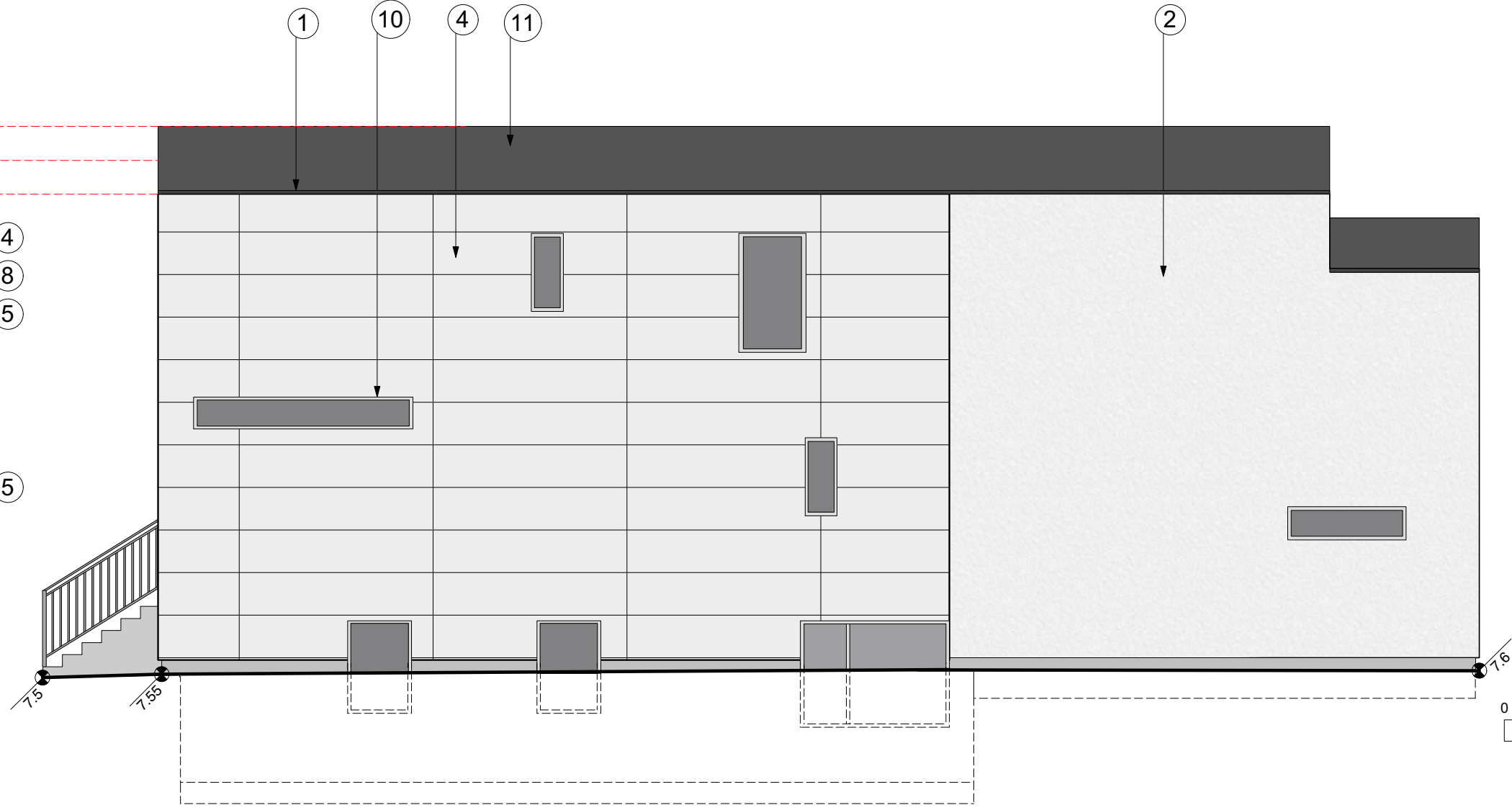
1 Residence 1: East Elevation  
Scale: 1:48



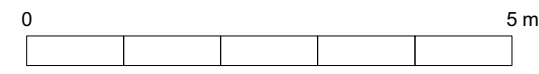
2 Residence 1: North Elevation  
Scale: 1:48



3 Residence 1: West Elevation  
Scale: 1:48



4 Residence 1: South Elevation  
Scale: 1:48

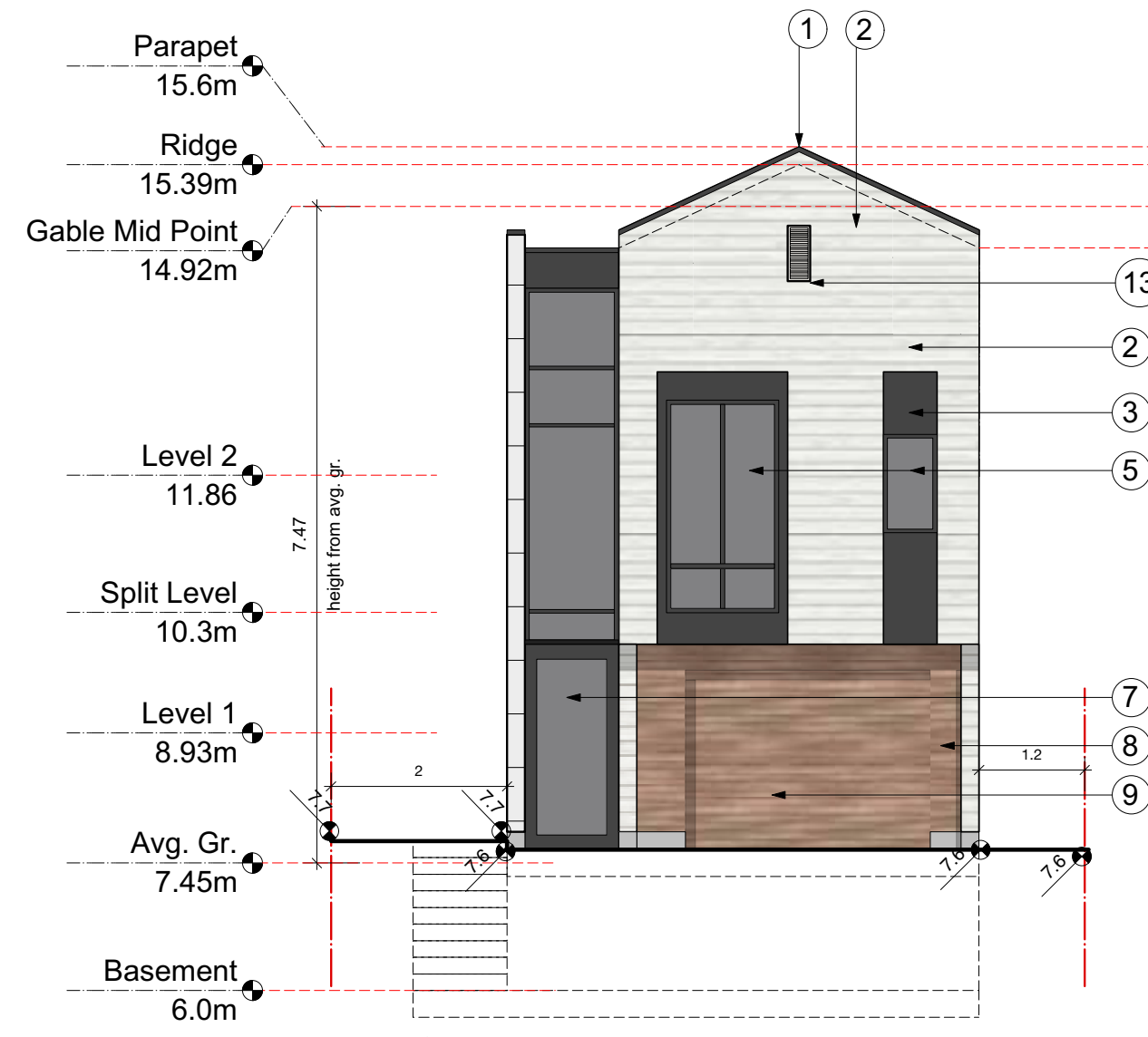


- Materials**
1. Aluminum flashing - black
  2. Acrylic stucco - gray
  3. Fibre cement Panel - black
  4. Fibre cement Panel - white
  5. Vinyl windows - black
  6. Powder coated steel canopy - black
  7. Glazed aluminum entry door - black
  8. T&G western red cedar siding - stained w. BM semi-transparent California Rustic
  9. Concealed garage door, T&G western red cedar siding - stained w. BM semi-transparent California Rustic
  10. Vinyl windows - gray
  11. SBS roofing membrane - black
  12. Powder coated railing - gray

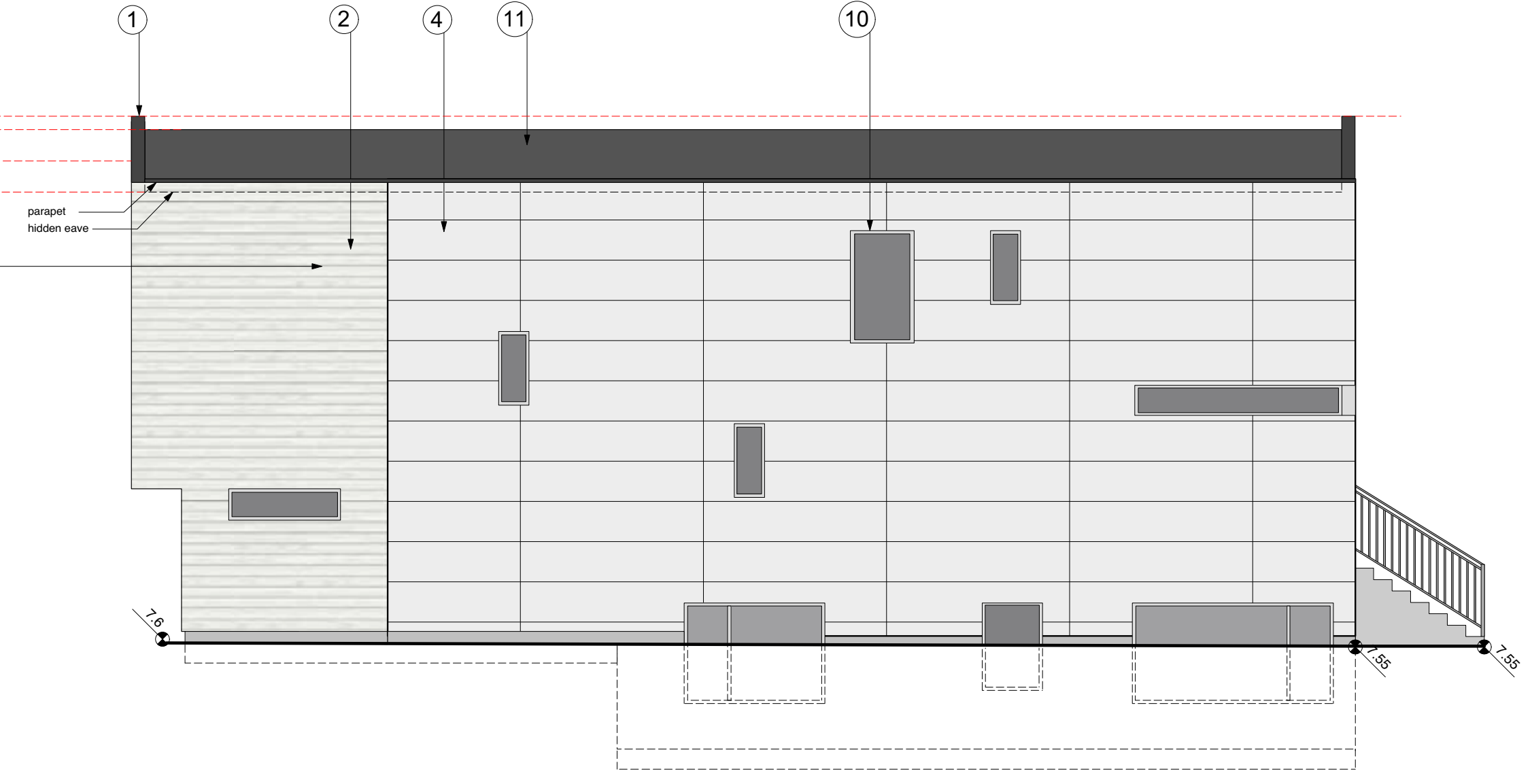


ISSUE  
July 12, 2020: Application Revisions

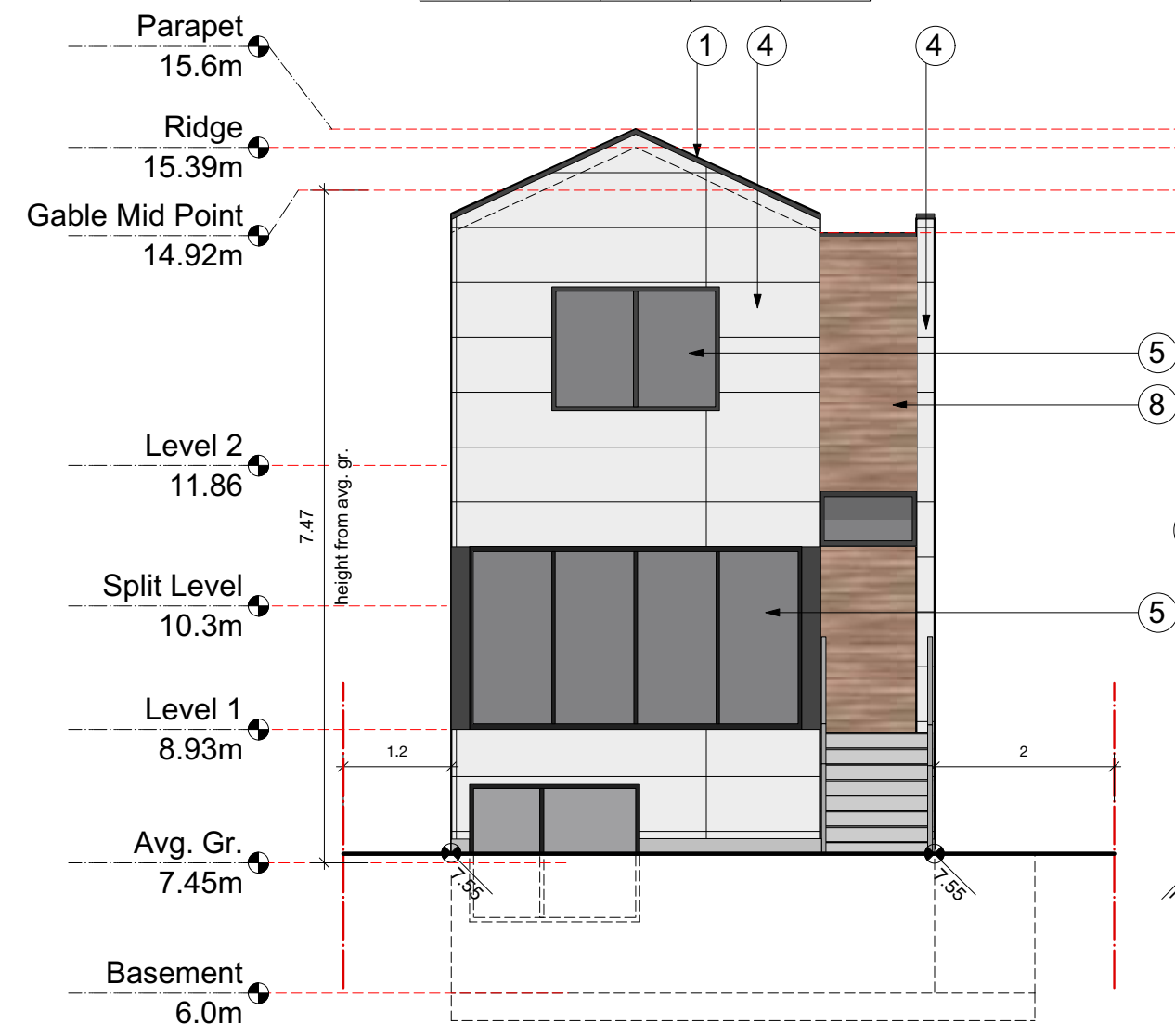
PROJECT  
430 Powell St.



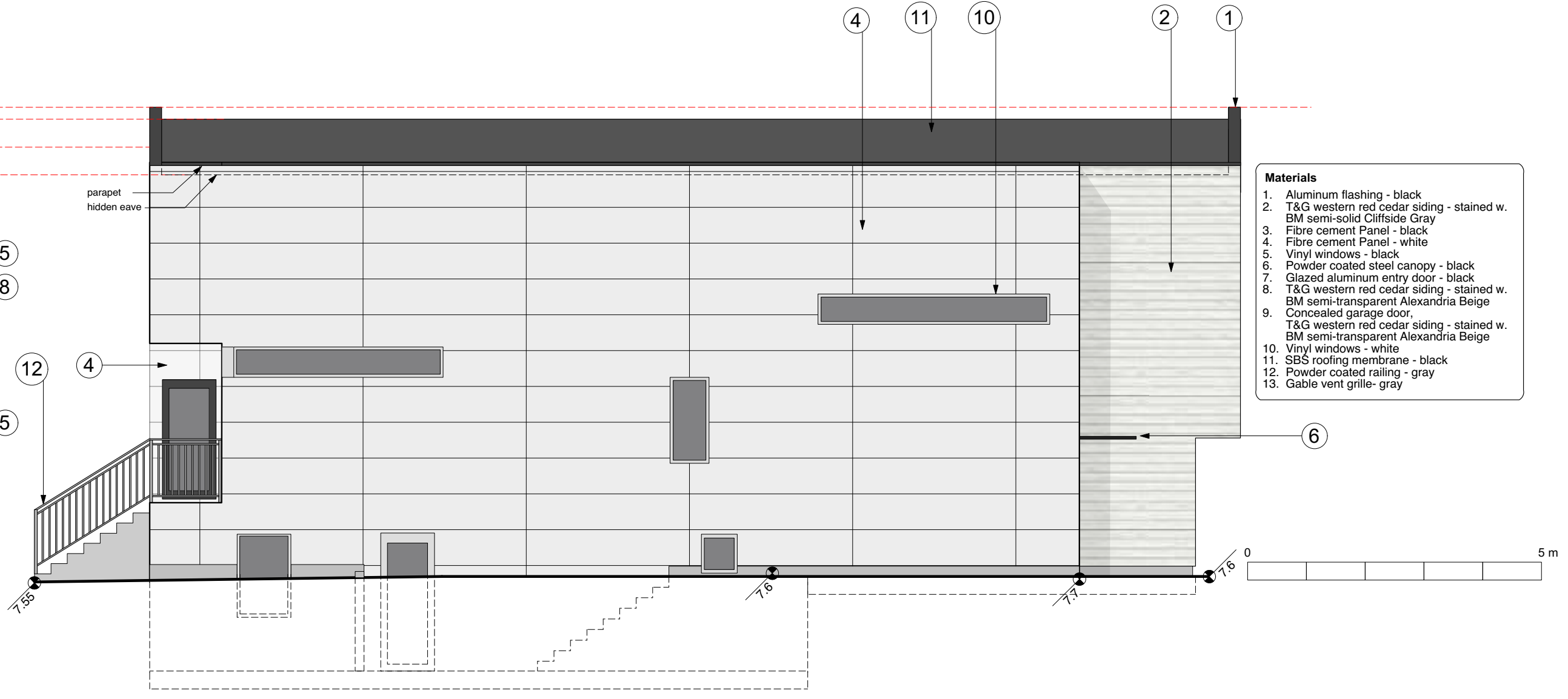
1 Residence 2: East Elevation  
Scale: 1:48



2 Residence 2: North Elevation  
Scale: 1:48



3 Residence 3: West Elevation  
Scale: 1:48

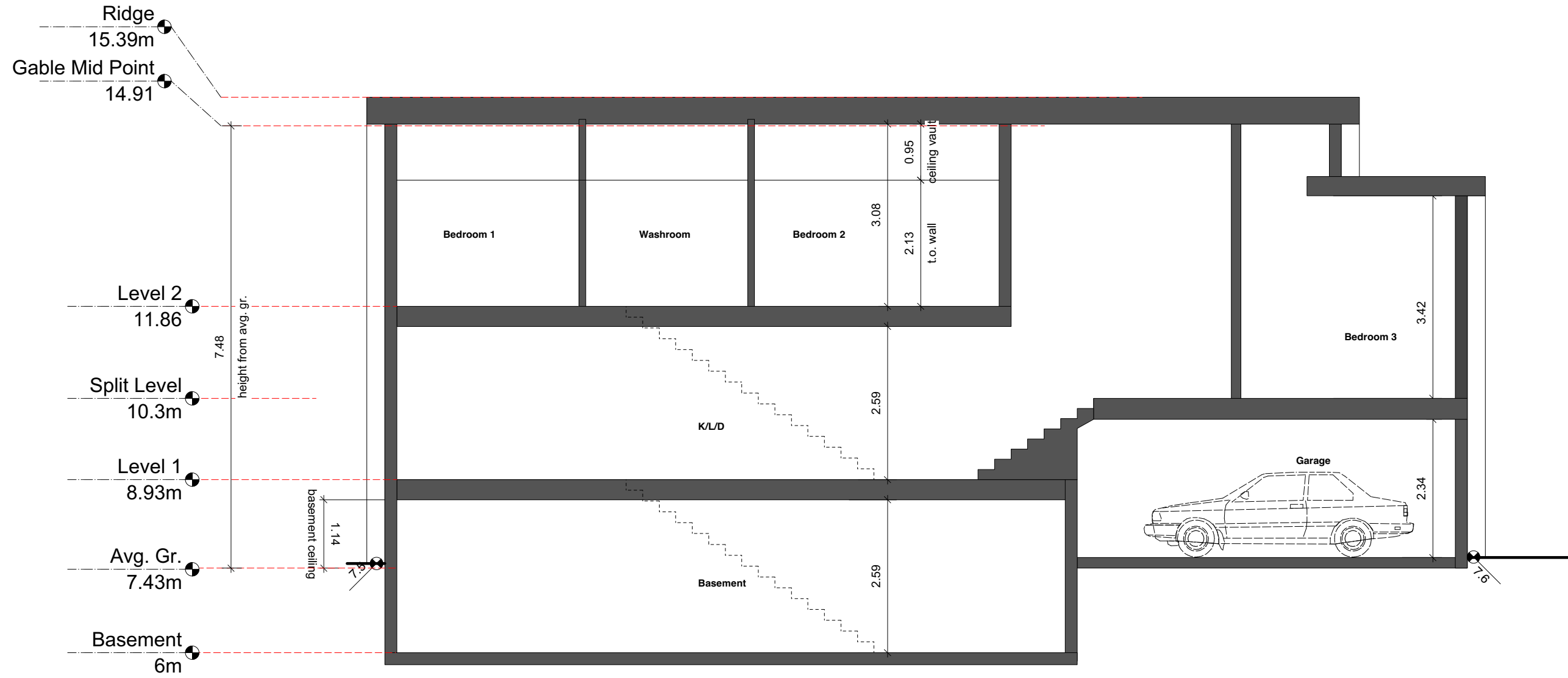


4 Residence 4: South Elevation  
Scale: 1:48

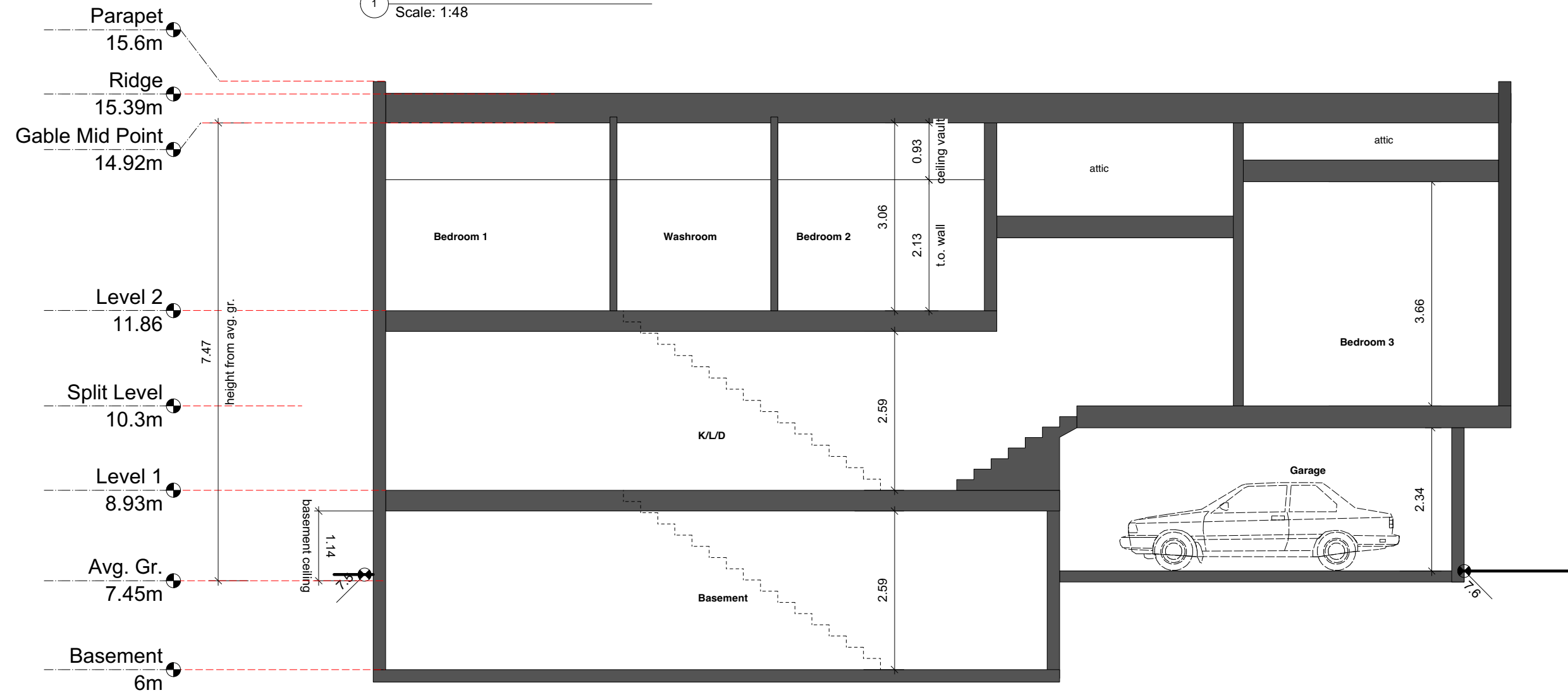
- Materials**
- 1. Aluminum flashing - black
  - 2. T&G western red cedar siding - stained w. BM semi-solid Cliffside Gray
  - 3. Fibre cement Panel - black
  - 4. Fibre cement Panel - white
  - 5. Vinyl windows - black
  - 6. Powder coated steel canopy - black
  - 7. Glazed aluminum entry door - black
  - 8. T&G western red cedar siding - stained w. BM semi-transparent Alexandria Beige
  - 9. Concealed garage door.
  - 10. Vinyl windows - white
  - 11. SBS roofing membrane - black
  - 12. Powder coated railing - gray
  - 13. Gable vent grille- gray

ISSUE  
July 12, 2020: Application Revisions

PROJECT  
430 Powell St.



1 Residence 1: South Section  
Scale: 1:48



2 Residence 2: South Section  
Scale: 1:48



424 Powell St.



426 Powell St.



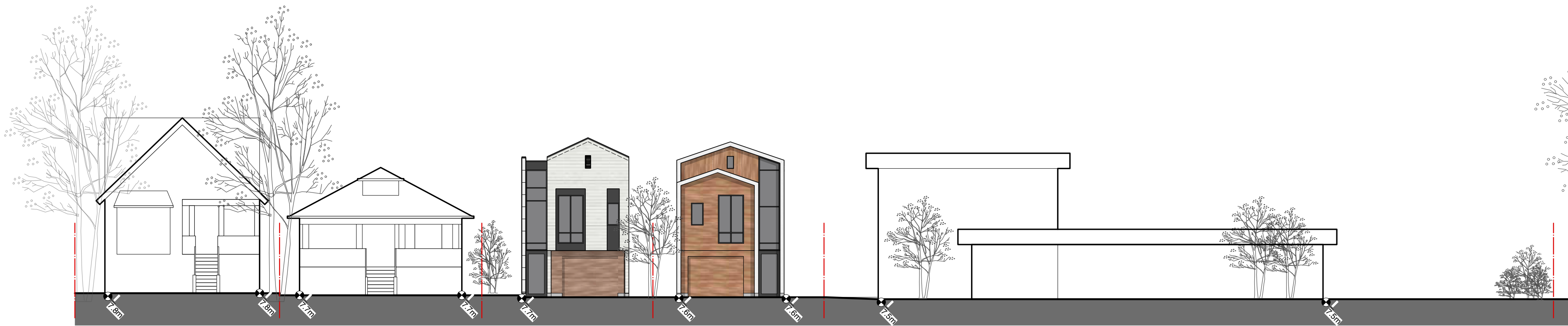
Existing Parking Lot  
430 Powell St.



Existing Parking Lot  
430 Powell St.



James Bay Community Project



424 Powell St.

426 Powell St.

Proposed Residence  
430 Powell St.

Proposed Residence  
430 Parry St.

James Bay Community Project

1 Powell St. Context  
 Scale: 1:96

ISSUE  
 July 12, 2020: Application Revisions

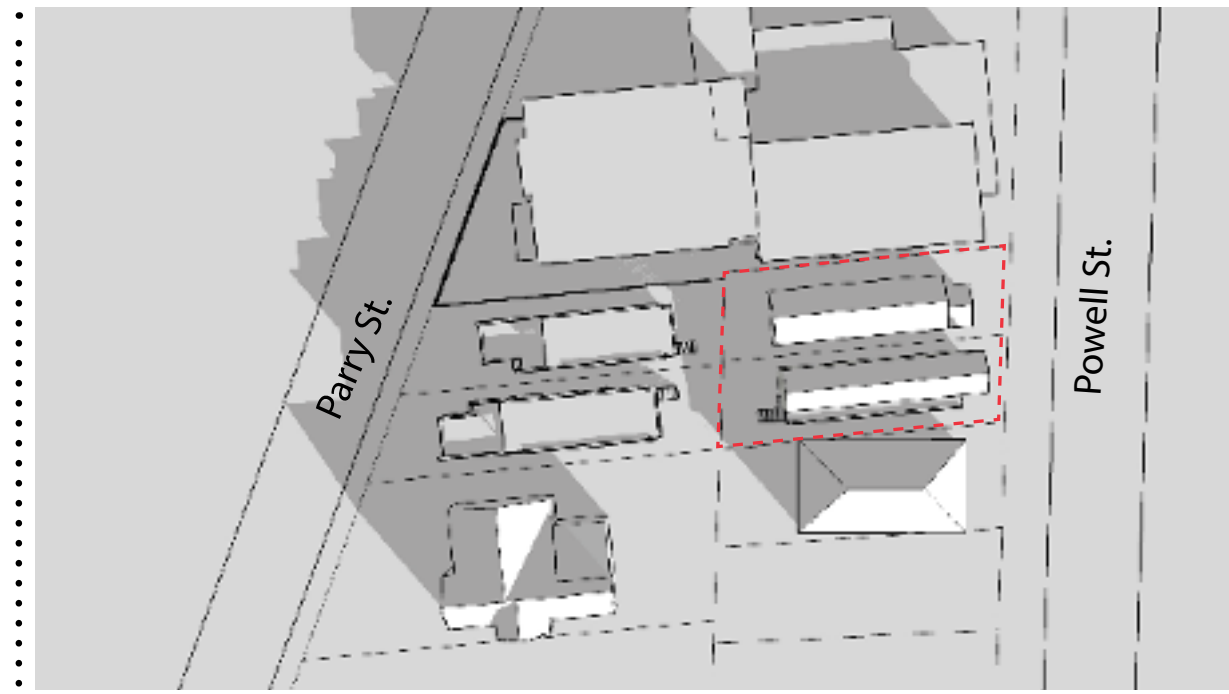
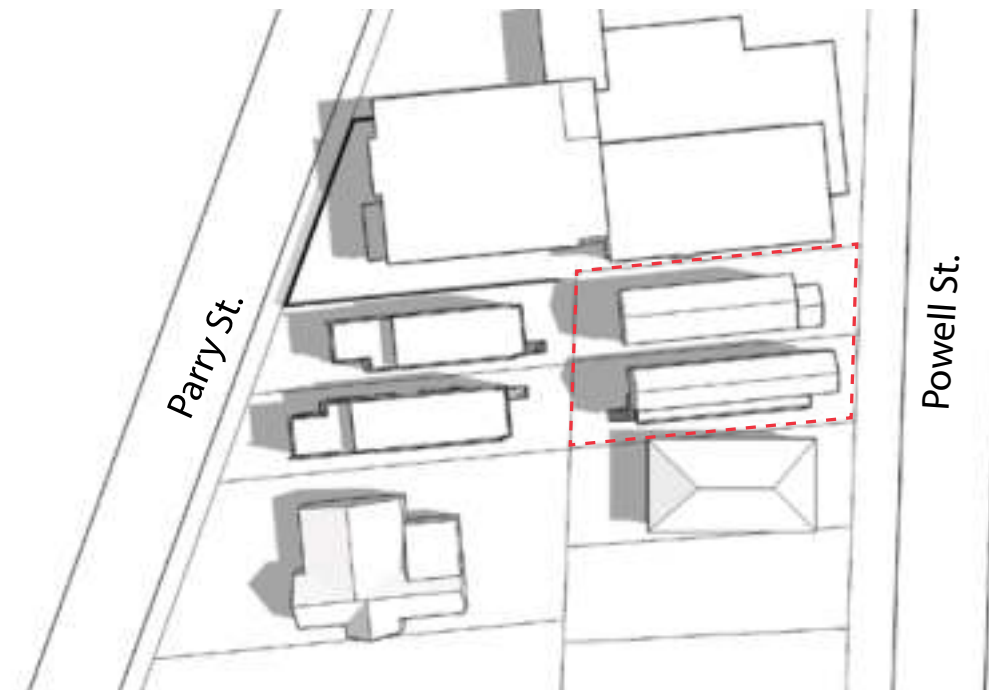
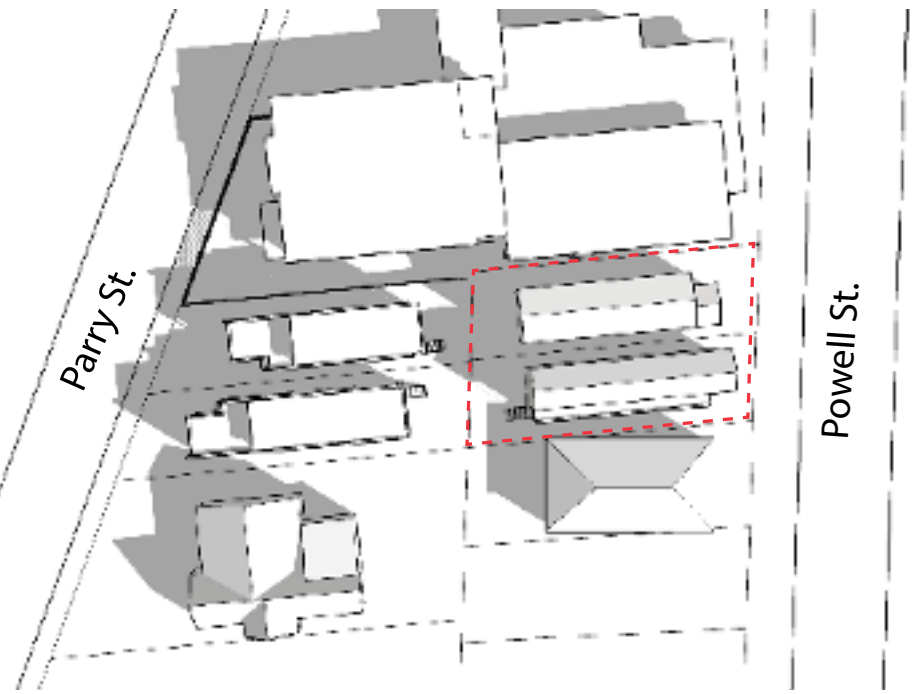
PROJECT  
 430 Powell St.

**Spring/Fall Equinox**

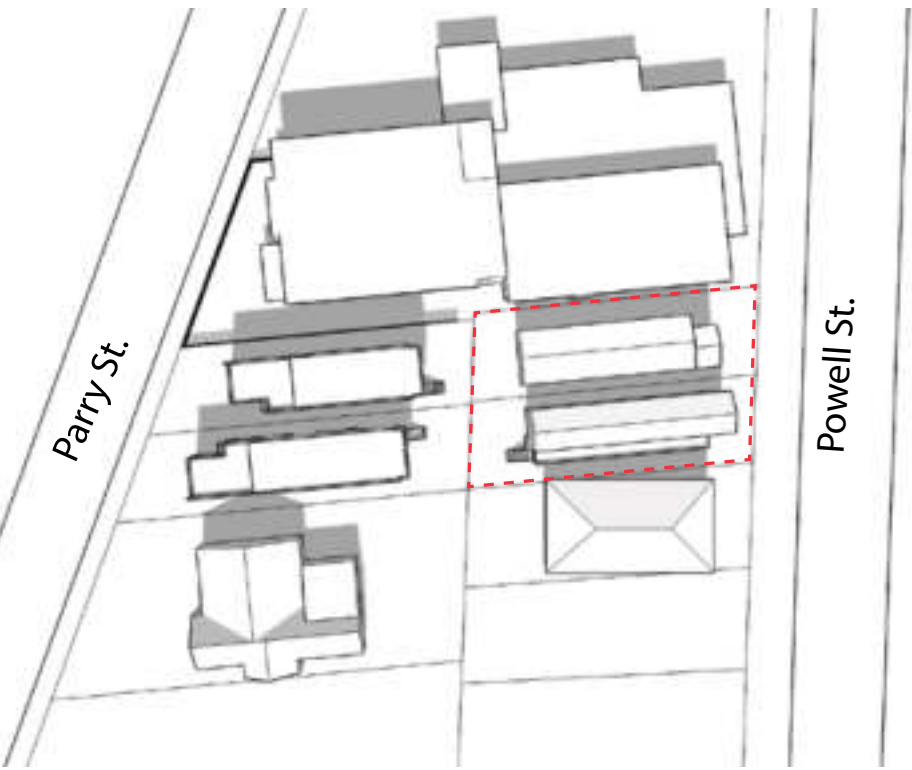
**Summer Solstice**

**Winter Solstice**

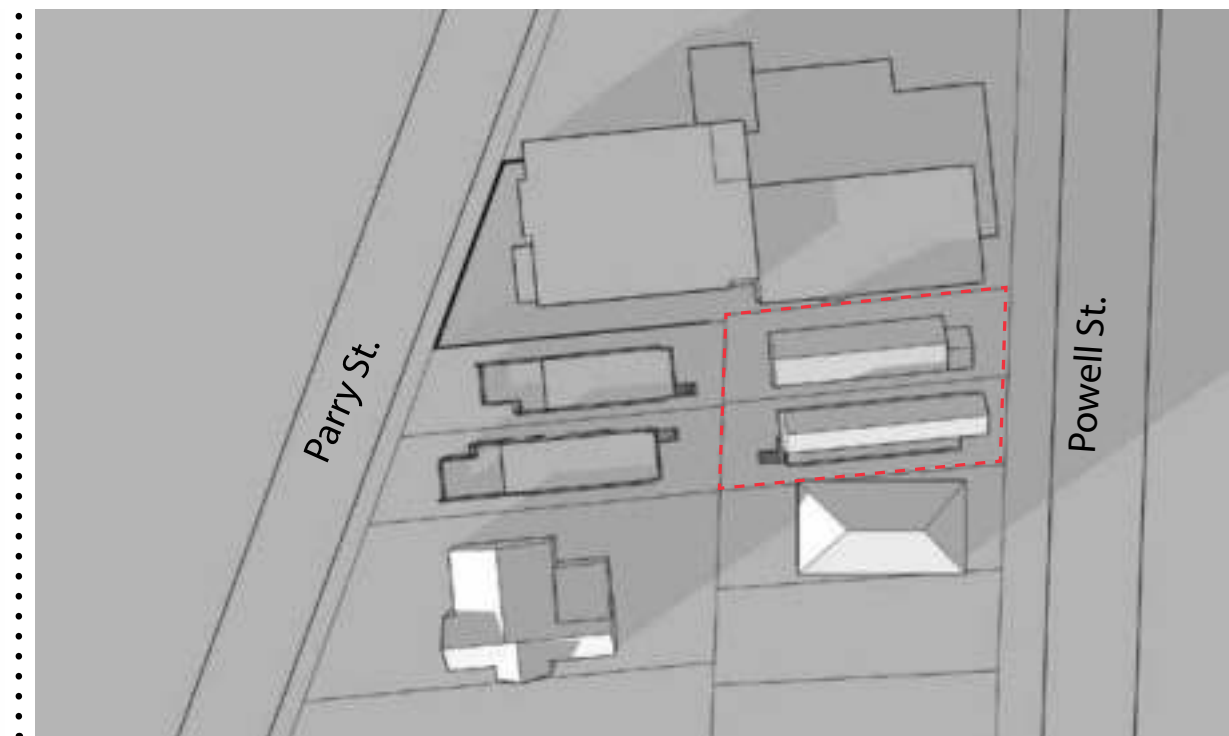
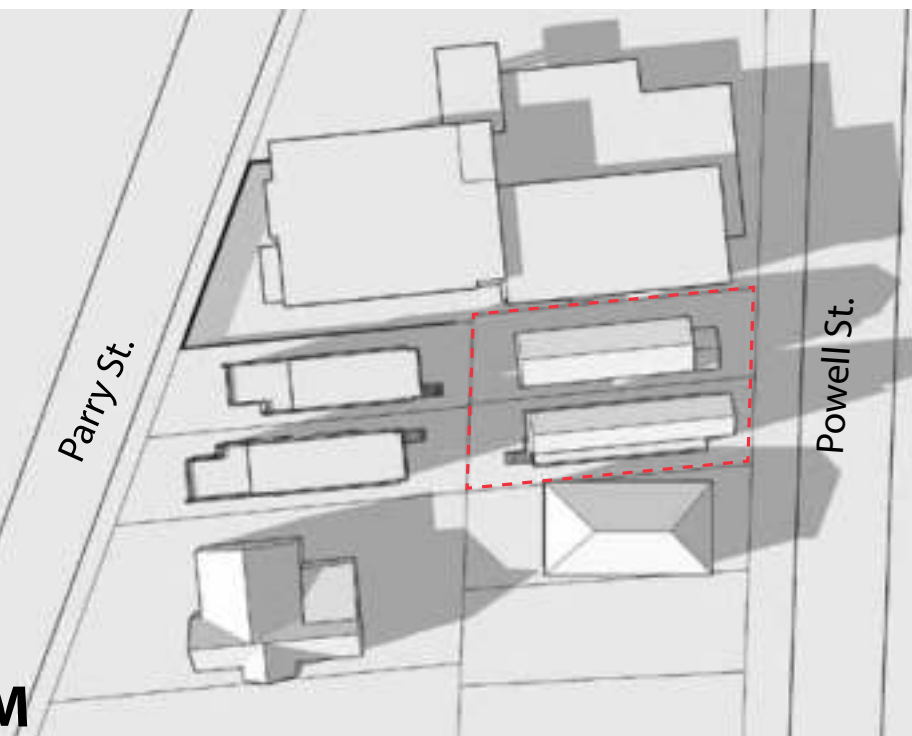
**9AM**

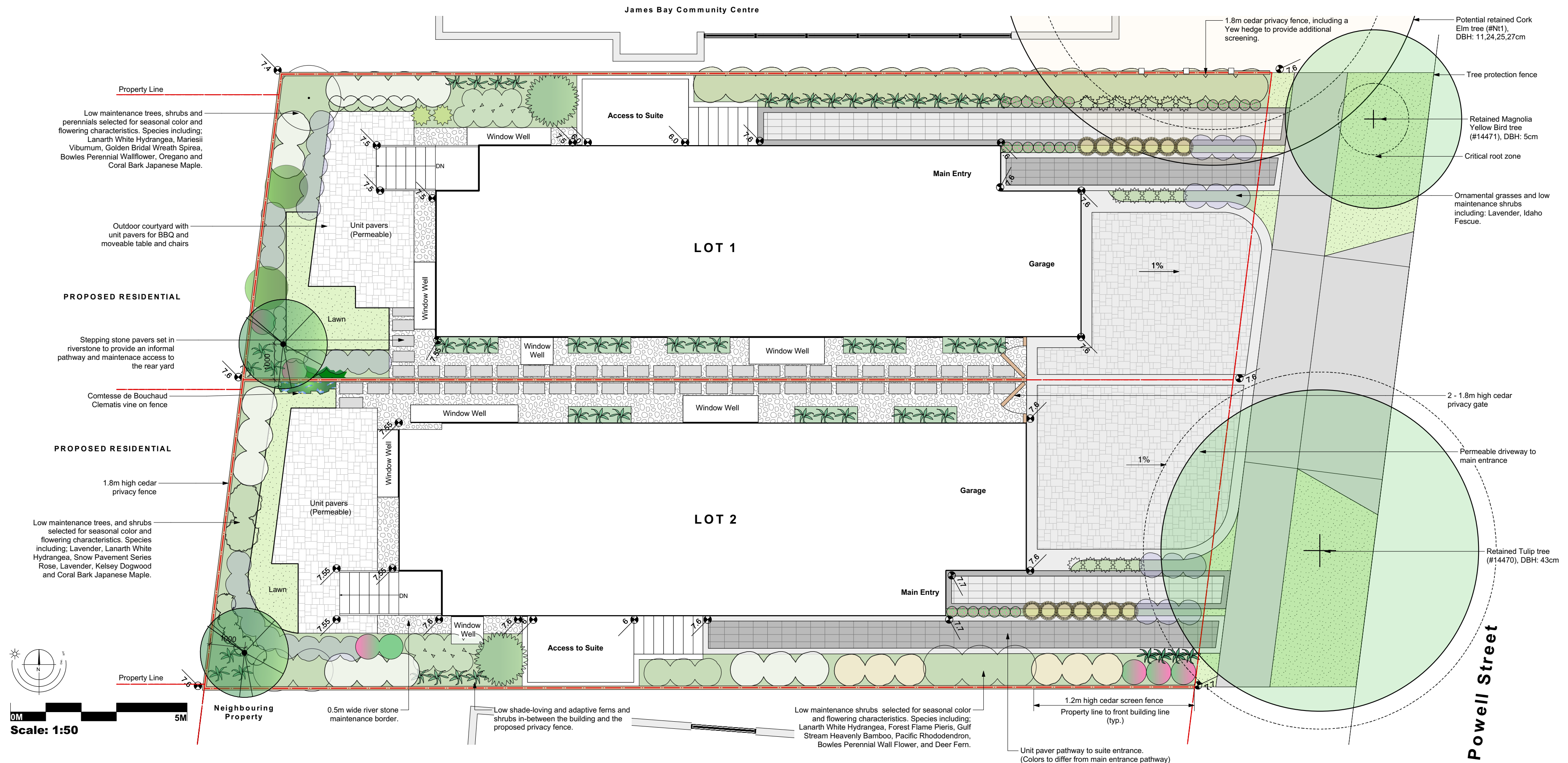


**12PM**



**4:30PM**





**Recommended Nursery Stock**

**Trees**

Quantity	Botanical Name	Common Name	Size
2	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	2.5m ht.
<b>Large Shrubs</b>			
27	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
	Spiraea thunbergii 'Ogon'	Golden Bridalwreath Spirea	#3 pot
	Taxus baccata 'Fastigiata'	Irish Yew	#5 pot, 1.5m ht.
	Viburnum plicatum f. tomentosum 'Mariesii'	Mariesii Viburnum	#7 pot
<b>Medium Shrubs</b>			
20	Cornus sericea 'Arctic Fire'	Red Twig Dogwood	#3 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#5 pot

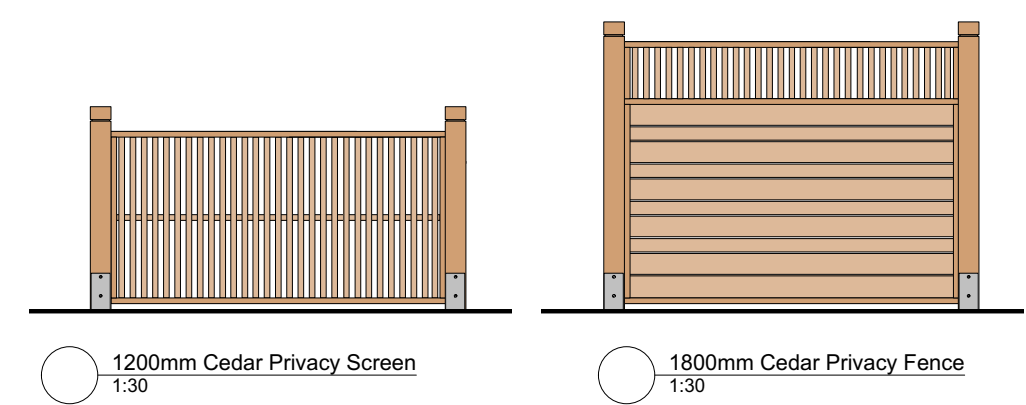
**Small Shrubs**

Quantity	Botanical Name	Common Name	Size
87	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
	Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot
	Mahonia repens	Creeping Mahonia	#1 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
	Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#1 pot
	Spiraea douglasii	Western Spirea	#1 pot
<b>Perennials, Annuals and Ferns</b>			
104	Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis x acutiflora 'Karl Forester'	Forester's Feather Reed Grass	#1 pot
	Erysimum 'Bowles Mauve'	Bowles Perennial Wallflower	#1 pot
	Festuca idahoensis	Idaho Fescue	#1 pot
	Origanum vulgare	Pot Marjoram, oregano	#1 pot
	Polystichum munitum	Sword Fern	#1 pot

**Vines**

Quantity	Botanical Name	Common Name	Size
1	Clematis 'Comtesse de Bouchaud'	Comtesse de Bouchaud Clematis	#3 pot
<b>Groundcovers</b>			
7	Thymus vulgaris	Thyme	#1 pot

- Notes:**
1. All work to be completed to current CSLA Landscape Standards
  2. All soft landscape to be irrigated with an automatic irrigation system
  3. The proposed plant list complies with the City's Food-Bearing, Pollinator and Native Plant Landscape Guidelines.



# 430 Powell Street - Landscape Concept Plan